

Town of Tiburon STAFF REPORT

AGENDA ITEM D1



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TO: **DESIGN REVIEW BOARD**

FROM: **PLANNING MANAGER WATROUS**

SUBJECT: **1 SAN RAFAEL AVENUE; FILE # 707002**
SITE PLAN AND ARCHITECTURAL REVIEW FOR CONSTRUCTION OF A
NEW SINGLE-FAMILY DWELLING (CONTINUED FROM FEBRUARY 15,
2007)

MEETING DATE: **MARCH 15, 2007** _____

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BACKGROUND

The applicant is requesting Design Review approval for the construction of a new single-family dwelling on property located at 1 San Rafael Avenue. The subject property is currently developed with a single-family residence which would be demolished.

This application was first reviewed at the February 15, 2007 Design Review Board meeting. At that meeting, a neighboring property owner across the street at 891 Tiburon Boulevard raised concerns regarding potential view impacts that would be caused by the raised roofline of the proposed house. The Board generally shared these concerns and also felt that the overall design of the house did not fit this waterfront location. The applicant was encouraged to modify the house design and exterior color, and the application was continued to the March 15 meeting.

The applicant has now submitted revised plans for the proposed house. The building footprint would be more articulated than the previous simple rectangular design. The house has been pulled closer to the shoreline, and would no longer sit directly adjacent to the driveway shared with the home at 3 San Rafael Avenue. The floor level of the house has been reduced six inches, and the overall height of the domed area above the living room has been further reduced by 18 inches. The slight roof pitch for most of the house has been reduced to a nearly flat roof, reducing the height of the northern side of the house by 2.5 feet. The exterior siding color of the proposed house has been modified to medium brown. The dome is still proposed to be covered with copper roofing.

ANALYSIS

Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the R-1 zone.



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Design Issues

The overall character of the revised house design is similar to that shown on the previously submitted plans. However, articulation has been added to the footprint of the rectangular house design. The overall height of the house has been reduced, particularly along the northern side of the building. Although lowered in height, the dome feature above the living room is essentially unchanged from the design which the Design Review Board previously found inappropriate. The change in exterior color appears to be suitable.

As previously noted, the story poles for the proposed house are most visible from the primary living areas of the home across the street at 891 Tiburon Boulevard; pertinent principles of the Hillside Design Guidelines relating to these potential view impacts are contained in the previous Staff report for this application. Since the revised story poles have been erected, Staff has received comments from the owners of the homes at 2 & 3 MacAnnan Court. The dome would intrude into views from an upstairs master bedroom and office at 3 MacAnnan Court; it is unclear from which rooms the dome would be visible for the residence at 2 MacAnnan Court. The Design Review Board is encouraged to view the story poles from these nearby homes to better evaluate any potential view impacts caused by the proposed house.

The proposed circular dome over the living room appears to be the primary remaining feature of concern of the proposed house. The consensus of the Design Review Board at the previous meeting was that the dome would be architecturally inconsistent with the remainder of the house, would contribute to view impacts from at least one neighboring residence, and its copper surface could create reflectivity problems. If the Board determines that the dome is an inappropriate design feature of the house, it is recommended that the applicant be given clear direction on eliminating the dome from the house design.

Public Comment

Since the last meeting, another letter has been received regarding this project from the owners of the home at 891 Tiburon Boulevard, along with an e-mail and photos from the owner of 3 MacAnnan Court.

RECOMMENDATION

The Board should review this project with respect to Zoning Ordinance Section 4.02.07 (Guiding Principles) and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15303. If the Board finds the design to be acceptable and in conformance with the Town's Design Guidelines, Staff recommends that the attached conditions of approval be applied.

ATTACHMENTS:

1. Conditions of approval
2. Design Review Board Staff Report dated February 15, 2007

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3. Minutes of the February 15, 2007 Design Review Board meeting
4. E-mail and Photos from Paul Smith, dated March 4, 2007
5. Letter from Peter McClintock, dated March 8, 2007
6. Submitted plans

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CONDITIONS OF APPROVAL

1 SAN RAFAEL AVENUE

FILE #707002

1. This approval shall be used within three (3) years of the approval date, and shall become null and void unless a building permit has been issued.
2. The development of this project shall conform with the application dated by the Town of Tiburon on January 2, 2007, or as amended by these conditions of approval. Any modifications to the plans of March 5, 2007.
3. Plans submitted to the Building Division for plan check shall be identical to those approved by the Design Review Board. If any changes are made to the approved Design Review plans, the permit holder is responsible for clearly identifying all such changes when submitted to the Building Division for plan check. Such changes must be clearly highlighted (with a "bubble" or "cloud") on the submitted plans. A list describing in detail all such changes shall be submitted and attached to the building plans, with a signature block to be signed by the Planning Division Staff member indicating that these changes have been reviewed and are approved, or require additional Design Review. All changes that have not been explicitly approved by Staff as part of the Building Plan Check process are not approved. Construction that does not have Planning Division approval is not valid and shall be subject to stop work orders and may require removal.
4. The applicant must meet all requirements of other agencies prior to the issuance of a building permit for this project.
5. All skylights shall be bronzed or tinted and no lights shall be placed in the wells.
6. All exterior lighting fixtures other than those approved by the Design Review Board must be down light type fixtures.
7. Prior to the issuance of building permits, the applicant shall submit verification from a licensed landscape architect that the proposed landscape plan conforms to M.M.W.D. landscape regulations, as required by Town Council Ordinance.
8. Prior to the issuance of final building inspection approval, all landscaping and irrigation shall be installed in accordance with approved plans. The installation of plantings and irrigation shall be verified by a Planning Division field inspection prior to the issuance of occupancy permits.
9. Prior to underfloor inspection, a certified survey of the structure foundation will be required. Required documents shall include graphic documentation locating the building on a site plan and including specific dimensions from property lines and other reference points as appropriate, and elevations relative to sea level of the foundation walls and

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slabs. No inspections will be provided until the survey results have been verified.

10. The project shall comply with the following requirements of the Tiburon Fire Protection District:
 - a. The structure shall have installed throughout an automatic fire sprinkler system in accordance with NFPA standard 13-D. The system design, installation and final testing shall be approved by the District Fire Prevention Officer (UFC 1003).
 - b. Approved smoke alarms shall be installed to provide protection to all sleeping areas (UBC 1210).
 - c. Approved spark arresters shall be installed on chimneys (UFC 1101).
 - d. All vegetation, existing and new, shall comply with the requirements of Fire Safe Marin, and the requirements of UFC 1103.
11. The following requirements of the Marin Municipal Water District shall be met:
 - a. A High Water Pressure Water Service application shall be completed.
 - b. A copy of the building permit shall be submitted.
 - c. Appropriate fees shall be paid.
 - d. The structure's foundation shall be completed within 120 days of the date of application.
 - e. The applicant shall comply with the District's rules and regulations in effect at the time service is requested.
12. The applicants shall obtain a sewer permit from the Sanitary District No. 5 and pay all applicable fees prior to construction of a side sewer and connection to the sewer main. After connection to the sewer main but prior to commencement of discharge and prior to covering of the pipe, the District shall be contacted and allowed to inspect the connection for conformance to standards.
13. All requirements of the Town Engineer shall be met.