



Town of Tiburon

STAFF REPORT

The proposed structure would create a lot coverage of 2,165 square feet (29%) which is below the maximum permitted lot coverage in the R-1 zoning district (30%). The proposed structure would create a gross floor area of 1,787 square feet which is below the maximum permitted floor area for a parcel of this size (2,750 sq. ft.).

The façade of the home would include new clapboard siding in Sherwood green, white trim, and a new composition shingle roof in charcoal gray. It should be noted that the new roofing would only be located at the area of new addition. A color/materials board will be available for review at the meeting.

ANALYSIS:

Design Issues

The subject property is located within the Belveron East subdivision. The home is surrounded by single family dwellings which are mostly single-story. The site is relatively flat and has views to the north of open space on Ring Mountain.

The proposed additions would not contribute an extreme amount of mass and bulk to the existing residence. The proposal seeks to expand the home at the front. The garage would extend thirteen feet towards the street, and the two new bedrooms would extend approximately eighteen feet. The entry way would remain in the same general location, with the addition of a small porch.

The interior of the home would be re-vamped to accommodate the new additions and to create a more functional home. Since there is a possibility of demolition of more than fifty percent of the walls, including the exterior walls, the applicant has asked for the proposal to be classified as new construction.

Additionally, exterior improvements would include new clapboard siding in green and white trim. New roofing would be located at the area of new addition to match the existing.

The proposed additions do not appear to have a view impact on any of the surrounding properties. Staff does not foresee any other design issues with this project.

Zoning

The project appears to be in conformance with the remaining development regulations of the R-1 zoning district.

Public Comment

To date, no letters have been received regarding the subject application.

Town of Tiburon

STAFF REPORT



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 15301. If the Board agrees with Staff's conclusions, Staff would recommend that the attached conditions of approval be applied.

EXHIBITS:

1. Conditions of Approval
2. Application and supplemental materials
3. Submitted plans

Town of Tiburon

STAFF REPORT



EXHIBIT 1

CONDITIONS OF APPROVAL

34 MERCURY AVENUE

FILE #707004

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 4, 2007, or as amended by these conditions of approval. Any modifications to the plans of February 1, 2007, must be reviewed and approved by the Design Review Board.
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. If this approval is challenged by a third party, the property owner/applicant will be responsible for defending against this challenge. The property owner/applicant agrees to defend, indemnify and hold the Town of Tiburon harmless from any costs, claims or liabilities arising from the approval, including, without limitations, any award of attorney's fees that might result from the third party challenge.
5. The applicant must meet all requirements of other agencies prior to the issuance of a building permit for this project.
6. All skylights shall be bronzed or tinted and no lights shall be placed in the wells.
7. All exterior lighting fixtures other than those approved by the Design Review Board must be down light type fixtures.
8. 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.



Town of Tiburon

STAFF REPORT

9. 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.
10. 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 slabs. No inspections will be provided until the survey results have been verified.
11. 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 310).
 - c. Approved spark arresters shall be installed on chimneys (UFC 1109).
 - d. All vegetation, existing and new, shall comply with the recommendations of Fire Safe Marin, and the requirements of UFC 1103.
12. 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.
13. All requirements of the Town Engineer shall be met.