



**TOWN OF TIBURON**  
1505 Tiburon Boulevard  
Tiburon, CA 94920

Design Review Board  
August 7, 2008  
Agenda Item: **E1**

## **STAFF REPORT**

To: **Members of the Design Review Board**

From: **Assistant Planner Phillips**

Subject: **21 Maravista Court; File #708078  
Site Plan and Architectural Review for Construction of an  
Addition and Alterations to an Existing Single-Family Home  
(Continued from June 19, 2008)**

Reviewed By: \_\_\_\_\_

## **BACKGROUND**

The applicant is requesting Design Review approval for the construction of an addition and alterations to an existing single-family home located at 21 Maravista Court. The addition would be located on the second story and include a small covered deck and one skylight.

This application was first reviewed at the June 19, 2007 Design Review Board meeting. At that meeting, the neighboring property owners at 12 and 25 Maravista Court raised concerns regarding potential privacy impacts that would be caused by the proposed second story addition and covered deck on the subject property. The Board reviewed the proposal, but continued the project to give the applicant time to rethink the proposed addition and to allow for additional dialogue between the neighbors. Several Board members expressed the option of switching the location of the covered deck from the side of the addition to the front of the addition facing Maravista Court in hopes to decrease the potential privacy impact.

## **ANALYSIS**

### **Design Issues**

Since the last meeting, the applicant has added additional landscaping to the proposal along the property line between the subject property and 25 Maravista Court in order decrease the potential privacy impact created by the proposed second story addition and covered deck. No changes have been made to the previously proposed second story addition.

The increased landscaping does not appear to substantially respond to the direction given by the Design Review Board to rethink the design of the proposed addition. If the Board determines that the additional landscaping is insufficient to address these concerns, specific direction should be

given to the applicant regarding physical design changes to the proposed second story addition that would address these issues.

### **Zoning**

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

### **Public Comment**

Since last meeting, one letter has been submitted from the owners at 12 Maravista Court concerning potential privacy impacts from the proposed second story addition at 21 Maravista 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 15301. 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 June 19, 2007
3. Letter from Ken, Bryan and Parker Jones, dated July 7, 2008
4. Letter from Randall Doctor, dated July 11 & 14, 2008
5. Submitted plans

**EXHIBIT 1**

**CONDITIONS OF APPROVAL**

**21 MARAVISTA COURT**

**FILE #708078**

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 May 2, 2008, or as amended by these conditions of approval. Any modifications to the plans of May 2, 2008, 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. The applicant must meet all requirements of other agencies prior to the issuance of a building permit for this project.
5. All requirements of the Director of Public Works shall be met.
6. Guardrails approved as part of this application shall contain no horizontal elements other than the top and bottom rails.
7. All exterior lighting fixtures other than those approved by the Design Review Board must be down light type fixtures.
8. All skylights shall be bronzed or tinted in a non-reflective manner (minimum 25%) and no lights shall be placed in the wells.
9. 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.



**TOWN OF TIBURON**  
1505 Tiburon Boulevard  
Tiburon, CA 94920

Design Review Board  
August 7, 2008  
Agenda Item: **F2**

## **STAFF REPORT**

To: **Members of the Design Review Board**

From: **Assistant Planner Phillips**

Subject: **85 Seafirth Road; File #20807  
Site Plan and Architectural Review to Construct an Addition to an Existing Single-Family Dwelling, with a Variance for Excess Lot Coverage**

Reviewed By: \_\_\_\_\_

## **PROJECT DATA**

ADDRESS: 85 SEAFIRTH ROAD  
OWNER: JIM & HELEN HOLSCHER  
APPLICANT: DAVID HOLSCHER (ARCHITECT)  
ASSESSOR'S PARCEL: 039-101-32  
FILE NUMBER: 20807  
LOT SIZE: 13,320 SQUARE FEET  
ZONING: RO-2 (SINGLE-FAMILY RESIDENTIAL OPEN)  
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL  
FLOOD ZONE: A  
DATE COMPLETE: JUNE 27, 2008

## **PRELIMINARY ENVIRONMENTAL DETERMINATION**

Town Planning Division Staff has made a preliminary determination that this proposal would be exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15303.

## **PROPOSAL**

The applicant is requesting Design Review approval for the construction of additions and alterations to an existing single-family dwelling located at 85 Seafirth Road. The additions would expand the kitchen, one bedroom and the dining room. A laundry room would also be added. Windows would be added and reconfigured around the house. With the exception of the dining room and kitchen, the roof would be expanded upward in angular manor. The roof material would be replaced with a dark brown standing seam metal. A materials sample has been included with the submittal.

The lot coverage on the site would increase by 192 square feet (1.4%) to a total of 3,335 square feet (25%), which is 10% more than the 15.0% maximum lot coverage permitted in the RO-2 zone. In order to expand a non-conforming existing condition, a variance is required for excess lot coverage. A variance has been requested for excess lot coverage. The floor area on the site would increase by 212 square feet to a total of 2,896 square feet, which is 424 square feet less than the maximum allowed floor area of 3,320 square feet for a lot of this size.

## ANALYSIS

### Design Issues

The subject home is located along the bay side of Seafirth Road. The lot is very steep and is of substandard size for the RO-2 zone. The lot has been benched to allow for the construction of the existing multi-level home. Similar residential lots are on the sides of the subject property and overlooking the home across Seafirth Road.

The proposed additions are modest in size yet the modifications would transform the overall architectural style of the existing home. The area along the southwest side of the home would be expanded to include the new laundry room and bedroom expansion. An additional glass door would be added to this side and various windows reconfigured. The upper floor would be expanded towards the roadway with a new front entry door along the side of the carport. The lower level would be expanded underneath the entry area as well as onto the existing rear deck. Selected roof sections would be expanded and reconfigured in an angular fashion on top of the existing flat roof. The roof above the kitchen and dining room would not change in height.

Many of the homes in the surrounding neighborhood are of similar multi-level design built on sloping lots. The proposed angular roof expansions and additional living space does not appear to impact the privacy or views from the adjacent properties.

### Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the RO-2 zone with the exception of the previously noted variance for excess lot coverage.

In order to grant the requested variances, the Board must make all of the following findings required by Section 4.03.05 of the Tiburon Zoning Ordinance:

- 1. Because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of this Ordinance will deprive the applicant of privileges enjoyed by other properties in the vicinity and in the same or similar zones.***

The 13,320 square foot lot size is substantially smaller than the 20,000 square foot minimum lot size for the RO-2 zone. The original structure exceeds the maximum allowed lot coverage. The subject property is very steep and down sloping. The

property size and slope are special circumstances that would deprive the owners of this property of development privileges enjoyed by other properties in the vicinity.

2. ***The variance will not constitute a grant of special privileges, inconsistent with the limitation upon other properties in the vicinity and in the same or similar zones.***

Numerous other properties in the RO-2 or similar zones with similar site characteristics have been granted variances for excess lot coverage in order to accommodate the most appropriate home design on the property.

3. ***The strict application of this Ordinance would result in practical difficulty or unnecessary hardship.***

The strict application of the lot coverage requirement would result in an unnecessary hardship in this case because the substandard lot size and steepness of the lot creates a unique situation that makes it more difficult to comply with the lot coverage requirement. The lot coverage requirement would force the proposed addition to be located on a second level. Expanding upward would increase the chances of blocking views from neighboring homes.

4. ***The granting of the variances will not be detrimental to the public welfare or injurious to other properties in the vicinity.***

As noted above, the proposed addition does not appear to result in substantial view or privacy impacts on the primary living space from neighboring homes.

From the evidence provided, Staff believes that there is sufficient evidence to support the findings for the requested variance.

### **Public Comment**

As of the date of this report, no letters have been received regarding this project.

### **RECOMMENDATION**

The Board should review this project with respect to Zoning Ordinance Section 4.02.07 (Guiding Principles), 16-4.3 (Variances) 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. Application and supplemental material
3. Submitted plans

Prepared By: **Scott Phillips, Assistant Planner**  
**EXHIBIT 1**

**CONDITIONS OF APPROVAL**

**85 SEAFIRTH LANE**

**FILE #20807**

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. Construction shall conform with the application and plans dated by the Town of Tiburon on June 2, 2008, or as amended by these conditions of approval and plans of June 24, 2008. Any modifications to the plans must receive Design Review approval.
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. The applicant shall obtain all necessary approvals from the Bay Conservation and Development Commission (B.C.D.C.) prior to issuance of a building permit for this project.
6. Guardrails approved as part of this application shall contain no horizontal elements other than the top and bottom rails.
7. All exterior lighting fixtures other than those approved by the Design Review Board must be down light type fixtures.
8. 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.



**TOWN OF TIBURON**  
1505 Tiburon Boulevard  
Tiburon, CA 94920

Design Review Board Meeting  
August 7, 2008  
Agenda Item: **F3**

## **STAFF REPORT**

**To:** Members of the Design Review Board  
**From:** Associate Planner Tyler  
**Subject:** 2 Rolling Hills Road; File No. 708056; Site Plan and Architectural Review Application for Construction of Additions to an Existing Single-Family Dwelling  
**Reviewed By:** \_\_\_\_\_

### **PROJECT DATA**

OWNER: JACK GARVEY  
APPLICANT/ARCHITECT: MOHAMAD SADRIEH  
ADDRESS: 2 ROLLING HILLS ROAD  
ASSESSOR'S PARCEL NUMBER: 058-111-09  
FILE NUMBER: 708056  
LOT SIZE: 27,469 SQUARE FEET  
ZONING: RO-2 (SINGLE-FAMILY RESIDENTIAL-OPEN)  
GENERAL PLAN: M (MEDIUM DENSITY RESIDENTIAL)  
FLOOD ZONE: C  
DATE COMPLETE: MAY 28, 2008

### **PRELIMINARY ENVIRONMENTAL DETERMINATION**

Town Planning Division Staff has made a preliminary determination that this proposal would be exempt from the provisions of the California Environmental Quality Act (CEQA), as specified in Section 15301.

### **PROPOSAL**

The applicant is submitting a request for construction of additions to an existing single-family dwelling on property located at 2 Rolling Hills Road.

The addition would be located on the right (north) side of the dwelling and would include a new two-car garage, an office, extension of the family room and a deck on the lower level. A new kitchen, master bedroom suite and extension of the living room would be located at the upper level. Also proposed are two new chimneys: one in the proposed master bedroom and one adjacent to the entryway, both at the upper level of the home. Improvements to the existing landscape are also included as part of the proposal.

The proposed house would result in lot coverage of 4,010 square feet (14.6%) which is below the maximum permitted lot coverage in the RO-2 zone (15%). The proposed house would result in a gross floor area of 4,250 square feet which is below the maximum floor area ratio permitted for a lot of this size (4,747 sq. ft.).

The façade of the home would be upgraded with the new addition, and would include a new grey composition shingle roof, new vertical cedar siding to be painted a shade of grey and stone chimneys. Existing deck railings would be replaced with new metal and glass railings, which would also be incorporated on the proposed deck additions. A color/materials board will be available at the meeting for review.

## ANALYSIS

### Design Issues

The existing house is designed to take advantage of views to the west towards the Marin Headlands, Sausalito and Richardson Bay. The site slopes from east to west and is surrounded by mature vegetation. The proposed addition would be located on the north side of the existing dwelling, beneath several mature Oak trees. The landscape plan indicates that these trees are to remain; however, it would appear that these trees may be destroyed during construction or need to be removed. Staff recommends that the Board clarify with the applicant regarding the future status of these mature trees.

The addition would not appear to intrude into viewsheds or block views from any of the surrounding neighbor's properties. The roof height would be moderately increased with the incorporation of a clerestory window element. Impacts from the clerestory windows would be limited to potential light pollution on the adjacent neighbor to the south at 4 Rolling Hills Road; however, vegetation exists between the two properties which would appear to screen the proposed windows from the adjacent neighbor.

Staff recommends that the Board visit the site and surrounding properties to determine the extent of this proposal and the potential for lighting impacts on 4 Rolling Hills Road and other adjacent neighbors.

### Tiburon Hillside Design Guidelines

The following portion of the Tiburon Hillside Design Guidelines should be used to evaluate the hillside design of the house as proposed:

- *Goal 1, Principal 1 states that buildings should be cut into the hillside to reduce effective visual bulk.* The proposed addition would be located on the right side of the dwelling, which currently has a downward slope from south to north. Instead of proposing the addition as a full second story to the existing structure, the applicant has opted to locate the addition adjacent to the existing structure, within the slope, beneath a canopy of existing mature trees. This would result in a structure that is not visually prominent when viewed from Rolling Hills Road and the adjacent uphill neighbors.

Zoning

The project is in conformance with the development regulations of the RO-2 zone.

Public Comment

As of the date of this report, one letter has been received from the neighboring property owner at 4 Rolling Hills Road regarding the potential for light pollution from the proposed clerestory window element, and one letter from Marin Tree Service regarding the existing Oak Trees.

**RECOMMENDATION**

Staff recommends that the Design Review Board:

1. Review the project with respect to Zoning Ordinance Section 16-4.2.7 (Guiding Principles), and the Hillside Design Guidelines; and
2. Determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301; and
3. Approve the project, subject to the attached conditions of approval.

- Exhibits:
1. Conditions of Approval
  2. Application and Supplemental Materials
  3. Goal 1, Principal 1 of the Hillside Design Guidelines
  4. Letter dated July 9, 2008 from Renate Lee
  5. Letter dated July 14, 2008 from Marin Tree Service
  6. Submitted Plans

Exhibit 1

CONDITIONS OF APPROVAL  
2 ROLLING HILLS ROAD  
FILE NO. 708056

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. Construction shall conform with the application and plans dated by the Town of Tiburon on March 21, 2008, or as amended by these conditions of approval and plans of June 9, 2008. Any modifications to the plans must receive Design Review approval.
3. Project elements shown on construction drawings submitted to the Building Division for plan check shall be essentially identical to those project elements shown on drawings approved by the Design Review Board. The permit holder is responsible for clearly identifying on construction drawings any and all changes to project elements. Such changes must be clearly highlighted (with a "bubble" or "cloud") on the construction drawings. A list describing in detail all such changes shall be submitted and attached to the construction drawings, with a signature block to be signed by the Planning Division Staff member indicating whether these changes have been reviewed and are approved, or will require additional Design Review approval. All such changes that have not been explicitly approved by the Town are not "deemed approved" if not highlighted and listed on construction drawings. Construction of any such unapproved project elements is in violation of permit approvals and shall be subject to Stop Work Orders and removal.
4. The applicant must meet all requirements of other agencies prior to the issuance of a building permit for this project.
5. Guardrails approved as part of this application shall contain no horizontal elements other than the top and bottom rails.
6. All skylights shall be bronzed or tinted in a non-reflective manner (minimum 25%) 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. 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.

9. A construction sign shall be posted on the site during construction of the project, in a location plainly visible to the public. The sign shall be 24" x 24" in size and shall be made of durable, weather-resistant materials intended to survive the life of the construction period. The sign shall contain the following information: job street address; work hours allowed per Chapter 13 of the Tiburon Municipal Code; builder (company name, city, state, ZIP code); project manager (name and phone number); and emergency contact (name and phone number reachable at all times). The sign shall be posted at the commencement of work and shall remain posted until the contractor has vacated the site.



**TOWN OF TIBURON**  
 1505 Tiburon Boulevard  
 Tiburon, CA 94920

Design Review Board Meeting  
 August 7, 2008  
 Agenda Item: **F4**

**STAFF REPORT**

**To:** Members of the Design Review Board  
**From:** Associate Planner Tyler  
**Subject:** 110 Rolling Hills Road; File No. 707128; Site Plan and Architectural Review Application for Construction of a New Single-Family Dwelling  
**Reviewed By:** \_\_\_\_\_

**PROJECT DATA**

OWNER: ALLAN LITTMAN  
 APPLICANT/ARCHITECT: MOHAMAD SADRIEH  
 ADDRESS: 110 ROLLING HILLS ROAD  
 ASSESSOR’S PARCEL NUMBER: 058-132-20  
 FILE NUMBER: 707128  
 LOT SIZE: 20,050 SQUARE FEET  
 ZONING: RO-2 (SINGLE-FAMILY RESIDENTIAL-OPEN)  
 GENERAL PLAN: M (MEDIUM DENSITY RESIDENTIAL)  
 FLOOD ZONE: C  
 DATE COMPLETE: JUNE 26, 2008

**PRELIMINARY ENVIRONMENTAL DETERMINATION**

Town Planning Division Staff has made a preliminary determination that this proposal would be exempt from the provisions of the California Environmental Quality Act (CEQA), as specified in Section 15303.

**PROPOSAL**

The applicant is submitting a request for construction of a new two-story single-family dwelling on property located at 110 Rolling Hills Road. Currently the property is improved with a pool house and swimming pool. A recent two-lot subdivision resulted in the subject property, and as the proposal is for the construction of a new single-family dwelling, the existing pool house and swimming pool would be demolished as part of the project.

The lower level of the home would include the family room, kitchen, breakfast nook, dining room, living room, and a study. The upper level would include the master bedroom suite three bedrooms, two bathrooms, a laundry room and a two-car garage. An interior stairway and elevator would service both levels. A deck would also extend out on the upper level with access from both the master bedroom and one of the bedrooms.

The proposed house would result in lot coverage of 2,675 square feet (13.3%) which is less than the 15.0% maximum lot coverage permitted in the RO-2 zone. The proposed house would result in a gross floor area of 3,995 square feet which is below the maximum floor area ratio permitted for a lot of this size.

The façade of the home would include beige stucco siding, an off-white trim, stained wood garage doors, black railings and black window trims and a gray slate roof. A color/materials board will be available for review at the meeting.

## **ANALYSIS**

### Design Issues

The subject property was recently subdivided from the larger property of 100 Rolling Hills Road; therefore, there is currently no driveway access to the property. A driveway is proposed southeast of the existing driveway which is utilized for the residence at 100 Rolling Hills Road.

The proposed dwelling would be a two-story structure and is designed to take advantage of views to the southwest of San Francisco, Belvedere, Sausalito and the Marin Headlands. The subject site is relatively flat, and is currently improved with a pool house and swimming pool. Existing mature vegetation surrounds the property, which provides adequate privacy screening for the subject site and surrounding properties. The proposed dwelling would be sited in the same location as the existing pool house, which, combined with the existing surrounding vegetation, would not likely result in mass and bulk issues for the proposed structure.

Due to the amount of existing vegetation on the site, the proposed dwelling would not appear to block views for surrounding properties whose views are already blocked by the vegetation. From the living room of the home at 25 Rolling Hills Road, the upper level of the proposed structure would be visible above the vegetation screening. The left elevation of the structure indicates that the master bathroom window and a garage window would face this neighboring residence. In order to maintain privacy between the structures, Staff recommends that these two windows be a translucent glass, so that light is able to pass through, but privacy is maintained for each residence. A condition of approval has been included indicating this requirement.

### Zoning

The project is in conformance with the development regulations of the RO-2 zone.

### Public Comment

As of the date of this report, four letters and one email have been received regarding the subject application.

## **RECOMMENDATION**

Staff recommends that the Design Review Board:

1. Review the project with respect to Zoning Ordinance Section 16-4.2.7 (Guiding Principles); and
2. Determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303; and
3. Approve the project, subject to the attached conditions of approval.

- Exhibits:
1. Conditions of Approval
  2. Application and Supplemental Materials
  3. Letter dated July 11, 2008 from Mark Miravalle & Ellen Higgins
  4. Letter dated July 11, 2008 from Rita Burgess
  5. Letter dated July 23, 2008 from Chris Heden
  6. Email dated July 24, 2008 from Jeff Rappaport
  7. Letter dated July 28, 2008 from Allan Littman
  8. Submitted Plans

Exhibit 1

CONDITIONS OF APPROVAL  
110 ROLLING HILLS ROAD  
FILE NO. 707128

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. Construction shall conform with the application and plans dated by the Town of Tiburon on September 11, 2007 and July 7, 2008, as amended by these conditions of approval. Any modifications to the plans must receive Design Review approval.
3. Project elements shown on construction drawings submitted to the Building Division for plan check shall be essentially identical to those project elements shown on drawings approved by the Design Review Board. The permit holder is responsible for clearly identifying on construction drawings any and all changes to project elements. Such changes must be clearly highlighted (with a "bubble" or "cloud") on the construction drawings. A list describing in detail all such changes shall be submitted and attached to the construction drawings, with a signature block to be signed by the Planning Division Staff member indicating whether these changes have been reviewed and are approved, or will require additional Design Review approval. All such changes that have not been explicitly approved by the Town are not "deemed approved" if not highlighted and listed on construction drawings. Construction of any such unapproved project elements is in violation of permit approvals and shall be subject to Stop Work Orders and 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 in a non-reflective manner (minimum 25%) and no lights shall be placed in the wells.
7. Guardrails approved as part of this application shall contain no horizontal elements other than the top and bottom rails.
8. All exterior lighting fixtures other than those approved by the Design Review Board must be down-light-type fixtures.

9. Prior to the issuance of building permits, the applicant shall submit verification from a licensed landscape architect that the proposed landscape plan conforms to applicable MMWD landscape/water conservation regulations. Alternatively, a letter from MMWD verifying compliance or an MMWD-stamped-approved set of landscape plans will satisfy this requirement.
10. 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.
11. Prior to under-floor inspection, a certified survey of the structure foundation will be required. Required documents shall include: 1) graphic documentation accurately locating the building on a site plan; 2) specific distances from property lines and other reference points to the foundation as appropriate; and 3) elevations relative to mean sea level of the foundation walls and slabs. No inspections will be provided until the survey results have been verified.
12. The project shall comply with the following requirements of the California Fire Code and the Tiburon Fire Protection District:
  - a. The structure shall have installed throughout an automatic fire sprinkler system in accordance with NFPA std. 13-D. The system design, installation and final testing shall be approved by the District Fire Prevention Officer. CFC 903.2
  - b. Approved smoke alarms shall be installed to provide protection to all sleeping areas. CFC 907.2.10
  - c. Approved spark arrestors shall be installed on chimneys. UFC 1109
  - d. The vegetation on this parcel shall comply with the requirements of the Tiburon Fire District and the recommendations of Fire Safe Marin. CFC 304.1.2
13. 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.

14. A construction sign shall be posted on the site during construction of the project, in a location plainly visible to the public. The sign shall be 24" x 24" in size and shall be made of durable, weather-resistant materials intended to survive the life of the construction period. The sign shall contain the following information: job street address; work hours allowed per Chapter 13 of the Tiburon Municipal Code; builder (company name, city, state, ZIP code); project manager (name and phone number); and emergency contact (name and phone number reachable at all times). The sign shall be posted at the commencement of work and shall remain posted until the contractor has vacated the site.
  
15. The master bathroom window and the garage window facing east shall be a translucent glass in order to maintain privacy between the subject residence and 25 Rolling Hills Road.



**TOWN OF TIBURON**  
1505 Tiburon Boulevard  
Tiburon, CA 94920

Design Review Board Meeting  
August 7, 2008  
Agenda Item:  
**F5**

### STAFF REPORT

**To:** Members of the Design Review Board

**From:** Daniel M. Watrous, Planning Manager

**Subject:** **NOTICE OF CONTINUANCE**  
1865 Mountain View Drive; File #20806; Site Plan and Architectural Review  
for the Construction of a New Single-Family Dwelling, with a Variance for  
Excess Lot Coverage and a Floor Area Exception

**Reviewed By:** \_\_\_\_\_

Staff recommends that this item be continued for the following reason(s):

- No story poles have been erected/no certification received
- Requested information has not been received.
- Item not properly advertised
- The applicant has requested a continuance to: **September 4, 2008**
- Other: