



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

Design Review Board  
March 20, 2008  
Agenda Item: **E1**

## **STAFF REPORT**

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

From: **Community Development Department**

Subject: **84 Main Street; File #50801**  
**Sign Permit Application for New Business Signs**  
**Prima Palate**

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

## **PROJECT DATA**

ADDRESS: 84 MAIN STREET  
OWNER: ZELINSKY PROPERTIES  
APPLICANT: BROOKE TOGNAZZINI (BUSINESS OWNER)  
ASSESSOR'S PARCEL: 059-102-20  
FILE NUMBER: 50801  
RETAIL SPACE: 650 SQUARE FEET  
ZONING: V-C (VILLAGE COMMERCIAL)  
GENERAL PLAN: V-C (VILLAGE COMMERCIAL)  
FLOOD ZONE: C  
DATE COMPLETE: FEBRUARY 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 the approval of two signs for the purpose of advertising a business located at 84 Main Street. The subject signs would be hung on the outside of the business along Ark Row and on the parking lot side of the building. The signs would be comprised of a painted wood background with lettering spelling "Prima Palate." The color of the sign would be metallic gold letters on a deep mahogany brown background.

## **ANALYSIS**

### **Sign Number/Area**

A maximum of two signs for each place of business in a building may be displayed at any given time according to the Sign Ordinance (Chapter 16A of the Tiburon Municipal Code). The applicant is requesting approval for the two subject signs.

The sign fronting Main Street would be 2 feet by 2 feet (4 square feet) projecting double-sided and would hang from the existing wood post in front of the entry to the business. The proposed sign in the rear of the business would also be projecting double sided but slightly larger, with a total area of 6 feet. The total sign area allowed for businesses is one square foot of signage for each four linear feet of building frontage. The building has approximately 9 feet of frontage on Main Street and 9 feet of frontage on the parking lot, therefore 4.5 square feet of sign area is allowed for the business. The total area of the proposed two signs is 10 square feet in size, which exceeds the requirement for sign area. Staff would recommend the double sided sign on the parking lot side be reduced in size to bring the signage closer to compliance with the maximum sign area for this business.

### **Sign Design**

The intent of the Sign Ordinance is to ensure signs are appropriate and compatible with the environment and character of the community, while having the flexibility to encourage variety and good design. The Downtown Design Handbook also states that signs in downtown Tiburon should be "classic" in nature, reflect timelessness, be durable, and should compliment the architecture of the building. The proposed signs are of double sided projecting type and would be fabricated out of wood. The signs would be hung on stainless steel brackets. No illumination is proposed. It appears that the subject signs meet the intent of the Sign Ordinance, and of the Downtown Design Handbook; however the sign area should be reduced to comply with the sign area requirements. The Design Review Board may also wish to consider requiring that a boarder be added to the signage to improve the aesthetic quality of the signs.

### **Public Comment**

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

## **RECOMMENDATION**

It is recommended that the Board review this project with respect to the Sign Ordinance and the Downtown Design Handbook 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 determines that the proposed sign is consistent with the Sign Ordinance and Downtown Design Handbook, it is recommended that the Board approve the application with the recommendation made in the Staff Report and subject to the attached Conditions of Approval.

1. Conditions of approval
2. Application and supplemental material
3. Submitted plans

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

**EXHIBIT 1**

**CONDITIONS OF APPROVAL**

**84 MAIN STREET**

**FILE #50801**

1. This permit approves signs for the business located at 84 Main Street (Prima Palate). The total area of the sign displayed at any one time shall not exceed 21.0 square feet. The construction of this project shall conform with the application dated by the Town of Tiburon on February 27, 2008, or as amended by these conditions of approval. Any modifications to the plans of February 27, 2008, must be reviewed and receive Planning Department approval.
2. Prior to erection of the sign, permittee shall obtain all building, electrical, or structural permits required by the Town's adopted Uniform Building Code or Electrical Code.
3. The issuance of this sign permit shall not be valid if the approval constitutes a violation of the Tiburon Sign Ordinance (Chapter 16A of the Tiburon Municipal Code). No permit presuming to give authority to violate or cancel the provisions of said chapter shall be valid.
4. The Town may at any time make such inspections as necessary to determine whether any sign is in compliance with this approval and other applicable regulations.
5. Permittee shall maintain the sign and all supporting components in good repair and finish. Substantially deteriorated, badly weathered, rusty, or otherwise poorly maintained signs shall be subject to public nuisance abatement or other available remedies.
6. This sign permit shall be valid for 90 days following approval, and shall expire and become null and void unless the signs, as approved, are erected prior to that date, unless an extension, filed in writing with the Planning Department, is granted by the Planning Director.
7. 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  
March 20, 2008

Agenda Item: **F2**

## **STAFF REPORT**

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

**From: Community Development Department**

**Subject: 85 East View Avenue; File #20720  
Site Plan and Architectural Review for the Construction of  
a New Single-Family Dwelling, with Variances for Reduced Front  
and Side Yard Setbacks, Excess Lot Coverage and Excess Building  
Height, and a Floor Area Exception (Continued from October 4, 2007)**

## **BACKGROUND**

The applicant is requesting Design Review approval for the construction of a new single-family dwelling on property located at 85 East View Avenue. The subject property is currently vacant.

The previous project design for a five-story home included requests for variances for reduced front, side and rear yard setbacks, excess lot coverage and excess building height, along with a floor area exception. This application was reviewed at the October 4, 2007 Design Review Board meeting. At that time, several neighboring property owners objected to the overall size of the proposed house, stating that the design was inconsistent with the character of other homes on Corinthian Island and could result in view impacts for nearby residences. The Design Review Board echoed many of these concerns, particularly with the overall floor area and mass and bulk of the house. The application was continued to allow the applicant time to address these concerns.

The applicant requested several additional continuances, during which time he hired a new architect to prepare new plans for the house. The revised plans have now been submitted and are presented for review.

## **PROPOSAL**

The revised house design would now have four levels, instead of the five levels of the previous design. The first (lowest) level of the house would include two bedrooms, a bathroom and a laundry room. The second level would include a master bedroom suite, two additional bedrooms and one more bathroom. The third level would include a family room, kitchen, dining room and a study. The fourth (highest) level would include a living room and powder room. A one-car

garage would be accessed from the fourth level off East View Avenue, with an interior mechanical lift that would allow storage of a second vehicle on the third level of the structure. Terraces and/or decks would extend off the third and fourth floors. The four levels would be connected by an interior stairway and an elevator is now also proposed for the house.

The following variances and exception would be required for the proposed house:

- The floor area of the proposed house has been reduced from 3,377 square feet (134.0%) to 2,450 square feet (97.2%), which is greater than the 35.0% maximum floor area permitted for a lot of this size.
- The lot coverage of the proposed house has been reduced from 1,584 square feet (62.9%) to 1,384 square feet (54.9%) of the site, which is greater than the 30.0% maximum lot coverage permitted in the R-1 zone.
- The proposed house would extend to within 6 inches of the front property line, 5 feet of the south (right) side property line and 3 feet of the north (left) side property line, which would be less than the 15 foot front yard and 8 foot side yard setbacks required for this lot. A variance is no longer requested for reduced rear yard setback.
- The height of the proposed house has been reduced from 47 feet to 42 feet, which is greater than the 30 foot maximum building height in the R-1 zone.

A color and materials board has been submitted, and will be present at the meeting for the Board to review. The structure would be finished with grey colored stucco walls and white and clear finish wood trim. The flat membrane roof would have a light grey finish.

## **ANALYSIS**

### **Design Issues**

As noted in the previous staff report for this project, Corinthian Island is a neighborhood with very small, steeply sloped lots. The northern half of Corinthian Island lies within Tiburon, while the southern half lies within Belvedere. Due to the steep topography and small lot sizes, most, if not all, homes on Corinthian Island have either received variances or have nonconforming conditions related to setbacks, lot coverage, building height and floor area ratio. The subject property is steeply sloped, with frontage on East View Avenue above, and extends down to Alcatraz Avenue below. The site is a vacant lot nestled among older homes along the western end of East View Avenue. The lot is visible from the Ark Row portion of Main Street below. The previous staff report also includes discussions on floor area of other homes on Corinthian Island (with a table summarizing this information attached as Exhibit 6) and building heights. .

The revised house design addresses many of the concerns raised at the previous Design Review Board meeting for this project. The floor area of the house would now be 27.5% smaller and the building would be 5 feet and one story shorter. The house would no longer encroach into the rear yard setback, diminishing its mass from the lower portion of Alcatraz Avenue below and leaving room for construction staging at the lower portion of the site.

Story poles have been erected for the revised house design. The poles indicate that the house would intrude into existing filtered views of Ark Row and more substantially into other views of Downtown Tiburon from the deck and kitchen of the residence across the street at 84 East View Avenue, but would not affect views of the hillsides beyond. The adjacent residence at 83 East View Avenue has a number of windows which face the proposed house location and the revised house design would intrude into a portion of the hillside views from these side windows, but would not block views of Mt. Tamalpais from the rooftop deck of this neighboring home. Several older trees on the adjacent property at 87 East View Avenue would substantially screen the revised house location from that neighboring home. The story poles also clearly indicate the visibility of the revised house design when viewed from Alcatraz Avenue leading down to Main Street and from below the site on Ark Row. The Design Review Board is encouraged to view the story poles from these nearby locations.

The Tiburon Fire Protection District has reviewed the revised plans and has several concerns with the proposed design. The submitted plans indicate a wall which would extend beyond the front property line into the East View Avenue right-of-way and bamboo trees which would be planted immediately adjacent to the house. The Fire District has required that no improvements extend into the right-of-way and non-fire resistive vegetation be planted adjacent to the house. The Fire District will also require an alternative means for firefighter access to this four-story building, which can be resolved through the building plan check process. The suggested conditions of approval for this application include these requirements.

### Hillside Design Guidelines

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

- Goal 1, Principle 1 of the Guidelines states that projects should “*cut [the] building into [the] hillside to reduce effective visual bulk.*” The revised house design would cut more of the structure into the hillside. Given the particularly steep drop-off on the site from the front property line, it is unclear whether more of the building could be cut into this hillside.

- Goal 1, Principle 2 of the Guidelines states that projects should “*terrace [the] building using the slope [and] use roofs of lower levels for the decks of lower levels.*” The revised house design appears to be more terraced than the previous design, but still includes four levels in a fairly vertical design.
- Goal 1, Principle 9 of the Guidelines states that projects should “*excavate underground or below grade rooms to dramatically reduce effective bulk, provide energy efficiency and environmentally desirable spaces.*” The stairways, elevator, mechanical room, one bathroom and the lower garage space would be located in excavated spaces.
- Goal 2, Principle 6 of the Guidelines states that projects should “*control window placement for sun, privacy and view. Avoid large expanses of floor to ceiling windows and ‘picture windows.’ ‘Frame’ views with carefully thought out windows. Avoid placing windows where they will ‘look right into’ someone else’s home. Instead, use skylights or smaller, well placed windows for specific views and light.*” The east side of the proposed house contains a living room and kitchen windows, along with several other smaller window, which would face the adjacent home at 83 East View Avenue. The west side of the house contains extensive window area which could create privacy impacts for the adjacent home at 87 East View Avenue, although that house is further away than the home at 83 East View Avenue.
- Goal 2, Principle 9 of the Guidelines states that “*acoustic privacy is important to all residents. Any dwelling should be planned with active spaces and possible noise pollution sources screened or controlled to prevent a nuisance to neighbors.*” The outdoor terraces and decks on the fourth and fifth levels have been substantially reduced in size to help minimize the acoustic privacy concerns for the homes on either side of the property.
- Goal 2, Principle 11 of the Guidelines states that projects should “*site buildings so they don’t ‘stand out’ because of location on the property.*” By reducing the design of the proposed house from five levels to four, the house design would stand out less from the other homes on this side of Corinthian Island when viewed from Main Street below.
- Goal 2, Principle 13 of the Guidelines states that “*limits for heights of dwellings above grade strictly adhered to... Some elements exceeding height limits may be granted because they provide visual delight – turrets, ‘widow’s walks,’ flagpoles, etc. – if no other problems (view blocks, etc.) occur.*” The proposed 42 foot building height would be closer to the height of other homes on Corinthian Island than the 47 foot tall, five story structure previously proposed.

- Goal 3, Principle 7 (A) of the Guidelines states that “*view protection is more important for the primary living areas of a dwelling (e.g. living room, dining room, family room, great room, kitchen, and decks associated with these rooms) than for less actively used areas of a dwelling (e.g. bedroom, bathroom, study, office, den).*” The proposed house would be visible from the deck and kitchen of the home at 84 East View Avenue.
- Goal 3, Principle 7 (B) of the Guidelines states that the “*horizon line is [the] most sensitive part of [a] view, then foreground, then middleground.*” The proposed house would be situated below the homes across the street, and would not intrude into the horizon line from the neighboring residence at 84 East View Avenue.
- Goal 3, Principle 7 (C) of the Guidelines states that “*blockage of [the] center of view [is] more damaging than blockage of [the] side of view.*” The proposed house would be visible from the lower portion of the center of the view for the home at 84 East View Avenue.
- Goal 3, Principle 7 (D) of the Guidelines states that “*blockage of important objects in the view (Golden Gate Bridge, Belvedere Lagoon, Sausalito, Angel Island) is more difficult to accept than blockage of other, less well known landmarks.*” The proposed house would block a narrow view of Ark Row from the residence at 84 East View Avenue, but no views of “important objects.”
- Goal 3, Principle 7 (E) of the Guidelines states that “*a wide panoramic view can accept more view blockage than the smaller slot view.*” The nearby home at 84 East View Avenue has a wide panoramic view, but only a narrow view of Ark Row and Downtown Tiburon below that would be affected by the proposed house.

## **Zoning**

Staff has reviewed the proposal and finds that it is not in conformance with the development standards for the R-1 zone, as variances are requested for front and side yard setbacks, lot coverage and building height, along with a floor area exception.

## Guiding Principles for Site Plan and Architectural Review

Section 16-4.2.7 of the Tiburon Zoning Ordinance (Guiding Principles in the Review of Applications) states that “in reviewing applications for Site Plan & Architectural Review, the acting body shall consider the following principles as they may apply”:

- (a) *Site Plan Adequacy. Proper relation of a project to its site, including that it promotes orderly development of the community, provides safe and reasonable access, and will not be detrimental to the public health, safety, and general welfare.* The revised house design would be more consistent with other vertical house designs on Corinthian Island. Elimination of the access from below the site would be consistent with the street-level parking and access provided for other homes along East View Avenue. The increased rear yard area would leave room for on-site construction staging, which would help avoid public safety concerns and unnecessary temporary disruptions to the general welfare of the residents of Corinthian Island.
- (b) *Site Layout in Relation to Adjoining Sites. The location of proposed improvements on the site in relation to the location of improvements on adjoining sites, with particular attention to view considerations, privacy, adequacy of light and air, and topographic or other constraints on development imposed by particular site conditions.* The topography of Corinthian Island has resulted in home designs that are more vertical and closely bunched than in other Tiburon neighborhoods. The revised house design would be more consistent with the overall development pattern of Corinthian Island.
- (c) *Neighborhood Character. The height, size, and/or bulk of the proposed project bear a reasonable relationship to the character of existing buildings in the vicinity. A good relationship of a building to its surroundings is important. For example, in neighborhoods consisting primarily of one-story homes, second-story additions shall be discouraged, or permitted with increased setbacks or other design features to minimize the intrusion on the neighborhood. As noted above, Corinthian Island is a neighborhood in which most homes already have excessive heights and floor area ratios in comparison to other areas of Tiburon. The reduced height, size and bulk of the proposed home would be more in keeping with other homes on this portion of Corinthian Island.*

### VariANCES

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 subject property has a small size and steep topography by both the standards of Corinthian Island and Tiburon as a whole. The strict application of the R-1 development standards 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 on Corinthian Island have received variances for reduced setbacks, excess lot coverage and excess building height. Few homes in Tiburon have received variances for three building setbacks, excess lot coverage and building height as now requested by this application, although few lots are as small and steep as the subject property.

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

The strict interpretation of the required yard setbacks, lot coverage and building height would result in a very small house on the site. The house would be very narrow and pushed down the hill away from the front property line in a manner that would create an impractical house design. However, it should be noted that the extent of the variances requested could be lessened without any substantial practical difficulty or unnecessary hardship.

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

As described above, the proposed house design would result in some view blockage for the nearby home at 84 East View Avenue. The windows on the southern (right) side of the house could create privacy impacts for the adjacent home at 83 East View Avenue. The extent of these potential view and privacy impacts would determine whether the granting of the requested variances would be considered to be injurious to other properties in the vicinity.

#### Floor Area Exception

Section 4.02.08 of the Tiburon Zoning Code states that the Design Review Board may grant exceptions to the required floor area ratio requirements if it makes the following two findings:

1. The applicant has demonstrated that the visual size and scale of the proposed structure is compatible with the predominant pattern established by existing structures in the surrounding neighborhood; and
2. The applicant has demonstrated that the proposed structure is compatible with the physical layout of the site. The characteristics include, but are not limited to, the scale of trees, rock outcroppings, stream courses, land forms, and the dimensions of the lot.

Many of the homes on Corinthian Island are visually prominent and the revised house design would be more consistent with the visual size and scale of other homes in the vicinity than the previous house design. The structure would still rise vertically on the property, which may be considered to be incompatible with the physical layout of the site, but the steepness of the site limits the ability of any house design to follow the contours of the site.

From the evidence provided, Staff believes that the house design is more consistent with the Guiding Principles for Site Plan and Architectural Review, and that there appears to be sufficient evidence to support the findings for the requested variances and floor area exception for the proposed house design.

### **Public Comment**

As of the date of this report, one letter has been received regarding the subject application from the owners of 84 East View Avenue raising issues with the proposed staging area, compatibility with the neighborhood and excessive variances and exception.

### **CONCLUSION**

The applicant has made substantial changes to the proposed house design which would make the structure more consistent with the Hillside Design Guidelines and the Guiding Principles for Site Plan and Architectural Review than the previous house design. The appearance and size of the house would be more compatible with the size, scale and character of Corinthian Island. The Design Review Board should determine whether the changes have been sufficient to address the concerns raised at the previous Design Review Board meeting and would result in a house that would be appropriate for this difficult site on Corinthian Island.

### **RECOMMENDATION**

The Board should review this project with respect to Zoning Ordinance Sections 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 agrees with the direction of Staff, it is recommended that the attached conditions of approval be applied.

### **ATTACHMENTS**

1. Conditions of approval
2. Application and supplemental materials
3. Goal 1, Principles 1, 2, & 9 of the Hillside Design Guidelines
4. Goal 2, Principles 6, 9, 11 & 13 of the Hillside Design Guidelines
5. Goal 3, Principles 7 (A-E) of the Hillside Design Guidelines
6. Table of Floor Areas in the Vicinity of 85 East View Avenue
7. Design Review Board Staff Report dated October 4, 2007
8. Minutes of the October 4, 2007 Design Review Board meeting
9. Letter from Dr. and Mrs. Brian Matas, dated March 12, 2008
10. Submitted plans

Prepared by: **Daniel M. Watrous, Planning Manager**

## CONDITIONS OF APPROVAL

### 85 EAST VIEW AVENUE

#### FILE #20720

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 February 27, 2008, or as amended by these conditions of approval. Any modifications to the plans of February 27, 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. 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.
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. 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.
12. 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-R. 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. A "green belt" shall be provided by cutting and clearing all combustible vegetation within 30 feet of the structure. All vegetation within 100 feet of the structure or to the property line shall comply with the requirements of Fire Safe Marin, and the Tiburon Fire Protection District Guidelines (UFC 1103).
  - e. No building elements, including walls or retaining walls, shall be permitted within the East View Avenue right-of-way.
  - f. Alternative means of firefighter access shall be approved by the Fire Marshall prior to issuance of a building permit for this project.
  - g. Bamboo, shredded redwood bark or other non-fire resistive landscaping shall not be placed immediately adjacent to the house.
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. 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.
15. All requirements of the Town Engineer shall be met.