



TOWN OF TIBURON
1505 Tiburon Boulevard
Tiburon, CA 94920

Design Review Board Meeting
November 19, 2009
Agenda Item: **DI**

STAFF REPORT

To: Members of the Design Review Board

From: Planning Manager Watrous

Subject: **NOTICE OF CONTINUANCE**
22 Mercury Avenue; File #709047
Site Plan and Architectural Review for the Construction of A New
Single-Family Dwelling (Remanded from Town Council on October 21,
2009)

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:
- Other:**

The application will be continued to the January 21, 2010 Design Review Board meeting.



TOWN OF TIBURON
1505 Tiburon Boulevard
Tiburon, CA 94920

Design Review Board Meeting
November 19, 2009
Agenda Item: **E2**

STAFF REPORT

To: Members of the Design Review Board
From: Associate Planner Tyler
Subject: 1805 Lagoon View Drive; File No. 709118; Site Plan and Architectural Review for Construction of Additions to an Existing Single Family Dwelling
Reviewed By: _____

PROJECT DATA

OWNER: PATRICK & JILL SHERWOOD
APPLICANT/ARCHITECT: GREG JOHNSON, ARCHITECT
ADDRESS: 1805 LAGOON VIEW DRIVE
ASSESSOR'S PARCEL NUMBER: 059-012-07
FILE NUMBER: 709118
ZONING: RO-2 (SINGLE FAMILY RESIDENTIAL-OPEN)
GENERAL PLAN: M (MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: X
DATE COMPLETE: OCTOBER 27, 2009

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.

PROJECT DESCRIPTION

The applicant is submitting a request for construction of additions to an existing single-family dwelling, located at 1805 Lagoon View Drive.

Currently the property is improved with a single-story dwelling that includes a family room, living room, dining room, kitchen, master bedroom suite, three bedrooms, a den and a three-car garage.

The proposal includes demolishing the existing three-car garage and construction of a new three-car garage in the same location, but with the incorporation of a new second level above the garage. The lower level of the garage would include a storage/mechanical room and a mud room, in addition to the three parking spaces. The upper level would include a bedroom, bathroom, and den area. A new interior stairway would service both levels.

Also proposed is a minor expansion of the entry area, and interior reconfigurations of a few areas of the home, including the master bathroom which would result in a new bathtub bay. A new fireplace would also be installed within the existing family room.

The proposed structure would result in a gross floor area of 6,120 square feet, which is below the maximum permitted floor area for a parcel of this size (6,333 sq. ft.). The proposed structure would result in lot coverage of 6,037 square feet (13.9%) which is below the maximum permitted lot coverage in the RO-2 zone (15.0%).

The proposed colors and materials for the additions would match the existing color/materials of the home. The home is currently light beige stucco with a tile roof; however, the applicant has proposed replacing the existing concrete tile roof (red) with a gray slate roof. In addition, all of the existing windows and doors would be replaced, and the trim color would match the existing dark brown window/door trim. Color photographs will be available for review at the meeting.

ANALYSIS

Design Issues

The subject site is located on the uphill portion of Lagoon View Drive, which results in an uphill sloping parcel. Mature pine trees at the front of the property screen the dwelling from below on Lagoon View Drive. Mature landscaping surrounding the site also screens the dwelling from the adjacent dwellings to the north, east and south. The subject site is designed to take advantage of views of San Francisco, the Golden Gate Bridge, Sausalito, Marin Headlands and Richardson Bay. Adjacent dwellings also take advantage of a similar viewshed.

The proposed three-car garage and partial second story would not appear to create any visual impacts for the adjacent neighbors, due to sufficient landscape screening. In the event that landscaping is trimmed or eliminated, the proposed two-story addition would not significantly impede on viewsheds.

Staff does not foresee any other design issues with the project.

Public Comment

As of the date of this report, no letters 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 15301; and
3. Approve the project, subject to the attached conditions of approval.

- Exhibits:
1. Conditions of Approval
 2. Application and Supplemental Materials
 3. Submitted Plans

Prepared By: Laurie Tyler, Associate Planner

Exhibit 1

CONDITIONS OF APPROVAL
1805 LAGOON VIEW DRIVE
FILE NO. 709118

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 October 13, 2009 and October 21, 2009, or as amended by these conditions of approval and plans of November 9, 2009. 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.
10. All requirements of the Director of Public Works/Town Engineer shall be met. An encroachment permit shall be filed and issued with the Town of Tiburon Public Works Department, for all work to be conducted within Town right-of-way, or Town-owned land, as defined in Chapter 19 of the Tiburon Municipal Code.
11. The project shall comply with the applicable green building standard for compliance as set forth by resolution of the Town Council. Failure to explicitly impose the condition on an approval shall not release a project from otherwise meeting applicable requirements of section 16-8 et seq. of this article.
12. The proposed addition shall comply with the following requirements of the California Fire Code and the Tiburon Fire Protection District:
 - a. The current structure has an automatic fire sprinkler system installed. This system will need to be updated and extended to properly cover all aspects of the structure.
 - b. A vegetation management plan will have to be submitted for approval. The plan will need to conform to the current standards of the Tiburon Fire District.