



TOWN OF TIBURON
1505 Tiburon Boulevard
Tiburon, CA 94920

Design Review Board Meeting
May 20, 2010
Agenda Item: **1**

STAFF REPORT

To: Members of the Design Review Board

From: Community Development Department

Subject: **NOTICE OF CONTINUANCE**
1490 VISTAZO WEST STREET; FILE NO. 21003
Site Plan and Architectural Review for Construction of a New Single Family Dwelling with Variances for Reduced Side Yard Setback and Excess Building Height

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: **June 3, 2010**
- Other:

Prepared By: **Laurie Tyler, Associate Planner**



TOWN OF TIBURON
1505 Tiburon Boulevard
Tiburon, CA 94920

Design Review Board Meeting
May 20, 2010
Agenda Item: **2**

STAFF REPORT

To: Members of the Design Review Board
From: Associate Planner Tyler
Subject: 10 Tower Point Lane; File No. 21001; Site Plan and Architecture Review for Construction of an Addition with a Variance for Reduced Front Yard Setback
Reviewed By: _____

PROJECT DATA

OWNER: JIM AND LINNEA GERBER
APPLICANT/ARCHITECT: HANK BRUCE ARCHITECTS
ADDRESS: 10 TOWER POINT LANE
ASSESSOR'S PARCEL NUMBER: 059-122-40
FILE NUMBER: 21001
LOT SIZE: 8,173 SQUARE FEET
ZONING: R-1 (SINGLE-FAMILY RESIDENTIAL)
GENERAL PLAN: MH (MEDIUM HIGH DENSITY RESIDENTIAL)
FLOOD ZONE: X
DATE COMPLETE: APRIL 13, 2010

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 requesting to construct an addition with a variance for reduced front yard setback, on property located at 10 Tower Point Lane. Currently the property is improved with a single-family dwelling and attached carport.

The existing dwelling is a two-story structure. The main level of the home includes a two-car carport, living room, dining room, kitchen, laundry area, and bedroom and bathroom. The upper level includes two bedrooms and a bathroom. The proposal would incorporate a den addition above the existing carport, which would include a storage area and bathroom.

The proposed addition would not result in increased lot coverage, as the area of the addition is within the existing building footprint. The current dwelling has an existing lot coverage of 2,252

square feet (27.5%) which is below the maximum permitted lot coverage in the R-1 zoning district (30.0%). The proposed structure would result in a gross floor area of 2,616 square feet, which is below the maximum permitted floor area for a parcel of this size (2,817.3 sq. ft.).

The existing carport is currently located within the front yard setback, a distance of two feet, six inches (2'6") from the property line. As the proposed den addition would be located directly above the existing carport, it would therefore be located within the front yard setback at the same distance (2'6"). As the required front yard setback in the R-1 zoning district is fifteen feet (15'), a variance has been requested to continue the reduced setback of two feet, six inches (2'6") for the new addition.

The color and materials of the proposed addition would match the existing structure as indicated on the proposed elevations.

ANALYSIS

Design Issues

The subject site is located at the end of Tower Point Lane, which is a private street accessed by Centro East Street. The dwelling itself is located above Paradise Drive, and is designed to take advantage of views across Raccoon Strait of Angel Island. The site itself is both unusually shaped and steeply sloped, which provides little area for improvements.

The proposal to construct a den addition above the existing carport would not impact views for any of the adjacent neighbors. The addition would only be readily visible from the home directly above the subject site at 1 Reserva Lane. As the proposed addition would not have a roof height higher than the existing dwelling, it would not appear to impact substantial views for this neighbor.

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

Zoning

Staff has reviewed the proposal and finds that it is in conformance with the development standards for the R-1 zone, with the exception of the previously noted variance for reduced front yard setback.

Variance

In order to grant the requested variance for reduced front yard setback, the Board must make all of the following findings required by Section 16-52.030 (E) 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 parcel is unusually shaped, which combined with a sloping terrain and the location of the existing footprint of the home, result in special circumstances applicable to the property.

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.

Other properties in the vicinity and in the same zone that have unusually shaped parcels have requested setback variances to accommodate additions, where no other locations on the site exist to support such an expansion.

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

The existing residence is below the maximum gross floor area and lot coverage limits, even with the proposed expansion. No other adequate locations on site exist to support such an expansion. Requiring the applicant to relocate the addition to another location could potentially result in extensive grading and possible encroachment into another setback. Locating the addition over the existing carport is a less invasive option in terms of construction and viewsheds.

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

The granting of the variance would not be detrimental or injurious to other properties as the addition is small, and would blend in with the existing home as proposed over the existing carport. The addition would also not substantially impact views or be visually prominent from the street.

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 the subject application.

RECOMMENDATION

Staff recommends that the Design Review Board:

1. Review the project with respect to Zoning Ordinance Section 16-52.020 (H) (Guiding Principles), Section 16-52.030 (Variances); 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 draft 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
10 TOWER POINT LANE
FILE NO. 21001

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 February 1, 2010, or as amended by these conditions of approval and plans of March 10, 2010. 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. 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. The system shall be modified and extended into the entire new portion of the dwelling. The 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. 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



TOWN OF TIBURON
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Design Review Board Meeting
May 20, 2010
Agenda Item: **3**

STAFF REPORT

To: Members of the Design Review Board

From: Associate Planner Tyler

Subject: 2028 Paradise Drive; File No. 21005; Site Plan and Architectural Review for Construction of an Elevator Addition to an Existing Garage, with Variances for Excess Lot Coverage and Excess Building Height

Reviewed By: _____

PROJECT DATA

OWNER: ANTHONY AND PATRICIA GUZZARDO
APPLICANT/ARCHITECT: JOHN SWAIN, ARCHITECT
ADDRESS: 2028 PARADISE DRIVE
ASSESSOR'S PARCEL NUMBER: 059-172-42
FILE NUMBER: 21005
LOT SIZE: 7,769 SQUARE FEET
ZONING: R-2 (TWO-FAMILY RESIDENTIAL)
GENERAL PLAN: H (HIGH DENSITY RESIDENTIAL)
FLOOD ZONE: X
DATE COMPLETE: APRIL 29, 2010

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 requesting to construct a wood deck and landing, and an elevator addition to an existing garage, with variances for excess lot coverage and excess building height. Currently the property is improved with a single-family dwelling. The primary purpose of the new deck, landing and elevator is to provide handicap access to the residence from the street/garage level, down to the home.

The proposed elevator addition would result in a gross floor area of 2,730.9 square feet which is below the maximum permitted floor area for a parcel of this size (2,776.9 sq. ft.). The proposed deck, landing and elevator addition would result in increased lot coverage of 3,673.4 (47.3%)

which exceeds the maximum permitted lot coverage in the R-2 zoning district (35.0%). Therefore, a variance for excess lot coverage has been requested.

The elevator addition attached to the garage would increase the height of the structure from twenty-six feet (26') to thirty-five feet, two inches (35'2"). As the maximum height of structures in any zone is thirty feet (30'), a variance for excess building height has been requested.

The proposed color and materials of the elevator addition would match the existing dwelling.

ANALYSIS

Design Issues

The subject dwelling is located on Paradise Drive near Lyford Tower. A majority of the homes along Paradise Drive have garages at the street level, and dwellings far below, resulting in very steep staircases leading to each dwelling. The primary purpose of the deck, landing and elevator addition is to provide handicap access to the dwelling from the garage.

Construction of these improvements would not appear to affect any of the adjacent properties, as they would be located between the two existing garages on the property. The elevator would project off the rear of the garage, leading down to the dwelling; however it would not project far enough off the garage to infringe on either of the adjacent neighbors views.

The proposed deck, landing and elevator addition would minimally increase the lot coverage by 1.1%. In order to construct the elevator on the rear of the garage, the garage would increase in height, due to the excavation of the elevator shaft further down into the hillside, to provide adequate access to the dwelling.

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

Zoning

Staff has reviewed the proposal and finds that it is in conformance with the development standards for the R-2 zone, with the exception of the previously noted variances for excess lot coverage and excess building height.

Variance

In order to grant the requested variances for excess lot coverage and excess building height, the Board must make all of the following findings required by Section 16-52.030 (E) 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 site is a narrow lot with extremely steep topography, leading down to the bay. Most of the homes on Paradise Drive are configured similarly, in that the garages were built at the street level and the homes were built below the garages, resulting in difficult access issues. These are special circumstances applicable to the property.

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.

A majority, if not all of the homes along this section of Paradise Drive have reduced setbacks, excess lot coverage and excess building heights, due to their narrow lots and steep topography.

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

The strict application of this ordinance would result in a practical difficulty as it would prevent wheelchair access to the residence located below the street level.

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

The proposed elevator addition and deck/landing would not be detrimental or injurious to other properties as these improvements would not be visually prominent from the street or the neighboring residences.

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

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 16-52.020 (H) (Guiding Principles), Section 16-52.030 (Variances); 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 draft 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
2028 PARADISE DRIVE
FILE NO. 21005

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 22, 2010, or as amended by these conditions of approval and plans of March 22, 2010. 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 exterior lighting fixtures other than those approved by the Design Review Board must be down-light-type fixtures.
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.
8. 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.

9. 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.



TOWN OF TIBURON
1505 Tiburon Boulevard
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Design Review Board Meeting
May 20, 2010
Agenda Item: **4**

STAFF REPORT

To: Members of the Design Review Board
From: Associate Planner Tyler
Subject: 2351 Spanish Trail; File No. 21006; Site Plan and Architectural Review for Construction of a Deck Extension with a Variance for Reduced Side Yard Setback
Reviewed By: _____

PROJECT DATA

OWNER: DEREK & NANCY PARKER
APPLICANT/ARCHITECT: DEREK & NANCY PARKER
ADDRESS: 2351 SPANISH TRAIL
ASSESSOR'S PARCEL NUMBER: 059-091-52
FILE NUMBER: 21006
LOT SIZE: 11,288 SQUARE FEET
ZONING: RO-2 (SINGLE-FAMILY RESIDENTIAL-OPEN)
GENERAL PLAN: M (MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: X
DATE COMPLETE: APRIL 29, 2010

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 proposing to construct an extension to an existing deck with a variance for reduced side yard setback. Currently the property is improved with a single-family dwelling. The existing deck provides outdoor living space for the dwelling, as the subject site is steeply sloped with minimal useable yard area.

The proposed expansion of the deck would not result in increased floor area, as decks are not counted towards the gross floor area of a parcel. The current dwelling has a gross floor area of 2,599 square feet, which is below the maximum permitted floor area for a parcel of this size (3,129 sq. ft.).

The proposed deck expansion would result in a lot coverage of 2,070.5 square feet (18.3%) which exceeds the maximum lot coverage in the RO-2 zoning district (15.0%). The square footage of a deck higher than three feet (3') above grade is counted half towards lot coverage. The existing lot coverage of the structure and decks combined is 1,959 square feet (17.35%). The proposed deck expansion would increase the lot coverage by 111.5 square feet. As the existing structure currently exceeds the maximum lot coverage, and the request to expand the deck is a less than 1% increase, a variance is not required for excess lot coverage.

The extension of a structure, such as a deck, is permitted to encroach into a side yard setback no more than three feet (3'). This proposal would encroach into the right side yard setback a distance of 4' 5 1/16" for a reduced side yard setback of 10'6". As the minimum required side yard setback in the RO-2 zone is fifteen feet (15'), a variance for reduced side yard setback has been requested.

ANALYSIS

Design Issues

The subject site is located at the far end of Spanish Trail on a steep hillside. Mature vegetation surrounds the dwelling, resulting in very little useable outdoor living space. The current property owner relies on decks attached to the dwelling to provide the outdoor living space for the dwelling.

Section 16-30.030(F) of the Zoning Ordinance permits the extension of a structure, such as a deck, into a required side yard setback up to three feet (3'). It would appear that one corner of the existing deck is already located within the right side yard setback, further than the three feet encroachment permitted. The proposal would enlarge the deck and extend it even further into the side yard setback, in order to create a larger useable deck area to place an outdoor table and seating area. By extending the deck further out into the setback, the owner would also be able to gain more sunlight on the deck, to make the outdoor area more enjoyable.

Due to the subject dwelling's location at the far end of Spanish Trail, combined with the steep terrain and mature vegetation, the proposed deck extension would not appear to affect any of the adjacent neighbor's viewsheds or privacy.

Zoning

Staff has reviewed the proposal and finds that it is in conformance with the development standards for the RO-2 zone, with the exception of the previously noted variance for reduced side yard setback.

Variance

In order to grant the requested variance for reduced side yard setback, the Board must make all of the following findings required by Section 16-52.030 (E) 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 site is steeply sloped, which provides minimal useable outdoor space. This is a special circumstance applicable to the property.

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.

Very few properties have requested and been granted a variance for a reduced side yard setback, for the purposes of a deck extension, past the permitted three foot (3') encroachment.

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

Staff is unable to make this finding for the requested variance. The subject house currently has substantial deck space to provide outdoor living area. The applicant would face no practical difficulty or unnecessary hardship if the strict application of the side yard setback requirements was imposed and the subject deck was not expanded.

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

Expansion of the existing deck would not be detrimental or injurious to other properties as the deck is located in an area that is not extremely visible to most properties, and it would also not impact privacy for the adjacent neighbors.

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

Public Comment

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

CONCLUSION

It would appear that expansion of the deck at the permitted three foot encroachment into the side yard setback would provide for an adequate useable outdoor living area for the dwelling. Staff recommends that the Board require the applicant to redesign the deck to be reduced in size and pulled back approximately 1' 5 1/16" to the permitted three foot encroachment from the setback line. If the Board disagrees with Staff conclusions, then findings should be articulated for the requested variance.

RECOMMENDATION

Staff recommends that the Design Review Board:

1. Review the project with respect to Zoning Ordinance Section 16-52.020 (H) (Guiding Principles), Section 16-52.030 (Variances); and
2. Determine that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301; and
3. Continue the project, with direction given to the applicant to redesign and reduce the size of the deck extension to project no further than the permitted three foot encroachment into the setback. If the Board disagrees with staff's conclusion, then findings should be articulated for the requested side yard setback variance, subject to the attached draft 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
2351 SPANISH TRAIL
FILE NO. 21006

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 22, 2010, or as amended by these conditions of approval and plans of May 6, 2010. 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 exterior lighting fixtures other than those approved by the Design Review Board must be down-light-type fixtures.
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.
8. 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.

9. All requirements of the Tiburon Fire Protection District shall be met.