

Town of Tiburon STAFF REPORT



AGENDA ITEM 1

TO: PLANNING COMMISSION

FROM: DANIEL M. WATROUS, PLANNING MANAGER

SUBJECT: FILE #30602: AMENDMENT TO CYPRESS HOLLOW PRECISE DEVELOPMENT PLAN (PD #45) TO ALLOW ADDITIONAL FLOOR AREA; 40 MONTEREY DRIVE; NASSER KASHEFI, OWNER; ASSESSOR'S PARCEL NO. 034-394-04

MEETING DATE: AUGUST 9, 2006

REVIEWED BY: SA

PROJECT DATA

Address:	40 Monterey Drive
Assessor's Parcel Number:	034-394-04
File Number:	30602
Lot Size:	10,847 square feet
General Plan:	Medium Density Residential
Zoning:	RPD (Cypress Hollow Precise Development Plan, PD #45)
Subdivision:	Cypress Hollow (Lot 36)
Current Use:	Single-Family Residential
Owners:	Nasser Kashefi
Applicant:	Mohamad Sadrieh
Date Complete:	July 21, 2006

PROJECT DESCRIPTION

The project is the proposed amendment to a precise development plan (the Cypress Hollow Precise Development Plan) for property located at 40 Monterey Drive. The applicants wish to increase the maximum floor area permitted for this lot, which is currently developed with a single-family home.

The Cypress Hollow Precise Development Plan currently limits each parcel to a maximum floor area of 30.0% of the lot size. The applicants propose to amend the text of the precise plan to allow a floor area ratio of 35.2% for this property.

The single-family residence on this property was originally constructed with a floor area of 3,213 square feet (29.6% floor area). The property owners wish to convert undeveloped space within the existing mass and bulk of the house, beneath the garage, into a 605 square foot playroom adjacent to the upper floor level of the house. The proposed addition would increase the floor area of the house to 3,818 square feet, resulting on a floor area ratio of 35.2%. As the resulting floor area ratio is in excess of the 30.0% maximum floor area permitted for this property, the applicants are requesting to amend the Cypress Hollow Precise Development Plan to increase the maximum permitted floor area for this property to 35.2%.



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HISTORY

The Cypress Hollow Precise Development Plan was originally approved in 1988 by the Marin County Board of Supervisors. County Resolution No. 88-252 (Exhibit 3), which currently governs this precise development plan, states that the floor area ratio for each parcel "shall be a maximum of 30%." Garage space does not count toward the floor area allowed under the Cypress Hollow Precise Development Plan. This subdivision was annexed into Tiburon in 1999.

These house size limitations in the Cypress Hollow Precise Development Plan were established prior to annexation into Tiburon, and prior to the Town's adoption of Floor Area Ratio (F.A.R.) limits in all residential zones. House size limits were placed on certain precise plans in both the County and in Tiburon in the early 1980's, as a precursor to current floor area limitations. Current practice for the Town of Tiburon is that all precise development plan approvals specify floor area limits on all lots within a development.

For comparison purposes, under the Town's current "default" F.A.R. standards, adopted in 1990, the subject property would be allowed a maximum floor area of 3,085 square feet for the dwelling, plus an additional 600 square feet for garage space. The floor area ratio provided under the Cypress Hollow Precise Development Plan would allow 3,254 square feet of floor area for this property. The 3,818 square foot total floor area requested by this amendment would exceed the Cypress Hollow floor area ratio by 564 square feet; the floor area requested would also exceed the Tiburon default floor area ratio for a lot of this size by 733 square feet.

Six requests have been approved since 2000 to amend the Cypress Hollow Precise Development Plan to increase the maximum allowable floor area for the properties located at 70 Monterey Drive, 170 Rancho Drive, 70 Cypress Hollow Drive, 120 Rancho Drive, 50 Monterey Drive, and 20 Baccharis Place. The review of these requests is summarized as follows:

70 Monterey Drive

This request involved the conversion of undeveloped space beneath the house into living area. A 650 square foot increase was approved, resulting in a floor area of 3,750 square feet on an 11,600 square foot lot. The resulting floor area was 32.3% of the lot size, and exceeded the Tiburon default floor area ratio by 590 square feet.

During the review of this application, the Town Council was concerned that the decision could essentially set policy for the entire subdivision. The Council approved the request, including qualifying language indicating that the request was for only 270 square feet above the maximum floor area currently permitted by the Cypress Hollow Precise Development Plan, and that the request to add a playroom and office would not increase the number of bedrooms within the residence.

170 Rancho Drive

This request involved the conversion of undeveloped space beneath the house into living area. A 580 square foot increase was approved, resulting in a floor area of 3,420 square feet on a



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10,000 square foot lot. The resulting floor area was 34.2% of the lot size, and exceeded the Tiburon default floor area ratio by 420 square feet.

The Planning Commission and Town Council noted that this application added a bedroom and bathroom to a two-bedroom house. The Town Council resolution approving this amendment stated that "the application would add a bedroom and bathroom to the existing two-bedroom house, and would therefore be less likely to encourage more residents than a normal house, or increase the intensity of use of the residence."

70 Cypress Hollow Drive

This project requested to enclose an open deck area and convert a one-car garage space into living area. A 370 square foot increase was requested, which would have resulted in a floor area of 2,981 square feet on a 9,160 square foot lot. The resulting floor area would have been 32.5% of the lot size, and would have exceeded the Tiburon default floor area ratio by 65 square feet.

The Town Council noted that most of the proposed floor area would be situated within the existing walls of the house; that the project would only add a home office and expand the family room of the existing house; and differentiated the house from other homes in the Cypress Hollow Subdivision by its original design that includes a separate one-car garage and two-car garage. However, the resolution approved by the Town Council also added that "the Zoning Ordinance's floor area ratio fixes the amount of development generally considered desirable for residential properties in the Town. To allow development in excess of the floor area ratio, absent unusual circumstances, would undermine the Zoning Ordinance's goal of limiting over-development of residential properties." The Council conditionally approved this request, but limited the floor area permitted so that "the total floor area of the house does not exceed the Town of Tiburon default floor area ratio for this property."

120 Rancho Drive

This request involved the after-the-fact conversion of undeveloped space beneath the house into living area. Only 40 square feet of the newly enclosed space was calculated as floor area, resulting in a floor area of 2,607 square feet on a 7,910 square foot lot. The resulting floor area was 33.0% of the lot size, which was 184 square feet less than the Tiburon default floor area ratio. The only qualifying language included in the Town Council approval for this application required that the additional floor area was to be attained "entirely within undeveloped space within the existing mass and bulk of the approved house did not include qualifying language for this approval."

50 Monterey Drive

This request involved the conversion of undeveloped space beneath the house into living area for a play room, closet and storage space. A 416 square foot increase was approved, resulting in a floor area of 3,531 square feet on a 10,497 square foot lot. The resulting floor area was 33.8% of the lot size, and exceeded the Tiburon default floor area ratio by 481 square feet.



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The Town Council resolution approving this amendment included a requirement to record a statement against this property requiring that "no bathroom, bedroom or kitchen be constructed within the area approved under this application" to discourage future improvements that would increase the intensity of use of the residence.

20 Baccharis Place

This request involved the conversion of undeveloped space beneath the house into living area for a library and bathroom. A 266 square foot increase was approved, resulting in a floor area of 2,718 square feet on an 8,250 square foot lot. The resulting floor area was 33.0% of the lot size, which was 4 square feet less than the Tiburon default floor area ratio. The qualifying language included in the Town Council approval for this application required that the additional floor area was to be attained "entirely within undeveloped space within the existing mass and bulk of the approved house did not include qualifying language for this approval," and that "no future expansion of floor area shall be allowed under any deck areas of the residence."

ANALYSIS

All of the proposed floor area requested in this application would be situated within previously undeveloped areas beneath the originally constructed house, and would not involve any exterior expansion to the walls of the residence. Several windows proposed for the exterior of the play room would face into landscaped side yards of the site, and would be minimally visible from neighboring homes on either side of the subject property. The proposed playroom would include a chimney and what appears to be a wet bar.

Concerns were raised during the review of the prior amendments to the Cypress Hollow Precise Development Plan that these requests could set a precedent for other floor area increases in the subdivision. The contentious history of the development of this subdivision was also noted, and concerns were raised that these additions would constitute a "back door" approach to achieving additional floor area beyond the limits specified within the Cypress Hollow Precise Development Plan. As noted above, previous approvals included qualifying language noting that special circumstances were considered in the approval of the requests, including findings that additions were located within the existing walls of the houses, and did not result in any increase in mass and bulk to the existing residences which could impact nearby property owners; that the additions would not increase the intensity of use of the residence; that the additional floor area requested by these applications did not significantly exceed the maximum floor area currently permitted by the Cypress Hollow Precise Development Plan; and/or that the requests had been evaluated by the potentially affected neighboring property owners, who raised no objections to these applications.

The proposed application would be generally consistent with the findings mentioned as part of the approvals of prior amendments to the Cypress Hollow Precise Development Plan. The proposed playroom would be contained within the existing exterior walls of the residence and is not opposed by nearby property owners. A playroom would not likely increase the intensity of use of the house in the same manner that additional bedrooms would; the previous request to



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add a playroom only without any additional bedrooms for the adjacent home at 50 Monterey Drive was viewed as a means to increase the amenities of that dwelling without necessarily increasing the intensity of its use.

The proposed addition would exceed the maximum floor area currently permitted by the Cypress Hollow Precise Development Plan by 564 square feet and would exceed the default Tiburon floor area ratio for a lot of this size by 733 square feet. Again, the amount of living space in excess of the default floor area ratio would be similar to the 481 square foot overage approved for the neighboring residence at 50 Monterey Drive. If approved, Staff recommends that a statement be recorded against this property identical to that recorded for 50 Monterey Drive, requiring that "no bathroom, bedroom or kitchen be constructed within the area approved under this application" to discourage future improvements that would increase the intensity of use of the residence.

ZONING AND GENERAL PLAN CONSISTENCY

The proposed project has been reviewed for consistency with the Tiburon General Plan and with the requirements of the Tiburon Zoning Ordinance regarding precise plan amendments. The project appears to be consistent with the overall intentions of the Cypress Hollow Precise Development Plan. The requested increase in floor area would not significantly alter the visual mass and bulk of the existing home, but would result in a substantial increase beyond the originally approved floor area limits for this lot.

Policy LU-15 of the Land Use Element states that "remodels, tear-down/rebuilds, and new construction shall be compatible with the design, size, and scale of existing dwellings in the surrounding neighborhood." As noted above, the proposed project would involve construction within currently undeveloped space beneath the house in a manner similar to numerous other homes in the Cypress Hollow neighborhood. The minimal exterior changes proposed would be compatible with the design of other homes in the vicinity.

ENVIRONMENTAL REVIEW

Staff has made a preliminary determination that the subject application is categorically exempt from the requirements of CEQA per Section 15301 of the CEQA Guidelines.

FUTURE ACTIONS REQUIRED

Affirmative action by the Planning Commission on this application would be in the form of a recommendation for approval to the Town Council. Should the Commission vote to deny the project, that decision would be final, unless appealed to the Town Council. If the amendment to the precise development plan is approved by the Town Council, subsequent Town permits would include Site Plan and Architectural Review and building permits for the proposed additions.



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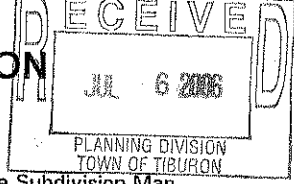
RECOMMENDATION

Staff recommends that the Planning Commission hold a public hearing on this item and determine if the proposed application is consistent with the Town's standards for precise development plan amendments and the Town Council's prior direction regarding similar applications to amend the Cypress Hollow Precise Development Plan. If the Commission determines that the application should be approved, it is recommended that the draft resolution recommending approval of the project to the Town Council be adopted.

EXHIBITS

1. Application form
2. Draft resolution
3. Marin County Board of Supervisors Resolution No. 88-252
4. Submitted plans

TOWN OF TIBURON
LAND DEVELOPMENT APPLICATION



TYPE OF APPLICATION

- | | | |
|---|---|---|
| <input type="radio"/> Conditional Use Permit | <input type="radio"/> Design Review (DRB) | <input type="radio"/> Tentative Subdivision Map |
| <input checked="" type="radio"/> Precise Development Plan | <input type="radio"/> Design Review (Staff level) | <input type="radio"/> Final Subdivision Map |
| <input type="radio"/> Conceptual Master Plan | <input type="radio"/> Variance | <input type="radio"/> Parcel Map |
| <input type="radio"/> Rezoning/Prezoning | <input type="radio"/> Sign Permit | <input type="radio"/> Lot Line Adjustment |
| <input type="radio"/> Zoning Text Amendment | <input type="radio"/> Tree Permit | <input type="radio"/> Certificate of Compliance |
| <input type="radio"/> General Plan Amendment | <input type="radio"/> Underground Waiver | <input type="radio"/> Other _____ |

APPLICANT REQUIRED INFORMATION

SITE ADDRESS: 40 MONTEREY AVE Drive PROPERTY SIZE: 10,847 S.F.
 PARCEL NUMBER: 034-394-04 ZONING: _____

OWNER OF PROPERTY: MR. & MRS. HASSER KASHEFI
 MAILING ADDRESS: 40 MONTEREY AVE.
 CITY/STATE/ZIP: TIBURON, CA. 94920
 PHONE NUMBER: _____ FAX _____

APPLICANT: (Other than Property Owner) MOHAMAD SADRIET
 MAILING ADDRESS: 1 GATE 6 RD. SUITE C.
 CITY/STATE/ZIP: SAUSALITO, CA. 94965
 PHONE NUMBER: 415-331-0410 FAX 415-331-3163

ARCHITECT/DESIGNER/ENGINEER: SAME AS ABOVE
 MAILING ADDRESS: _____
 CITY/STATE/ZIP: _____
 PHONE NUMBER: _____ FAX _____

Please indicate with an asterisk () persons to whom correspondence should be sent.*

BRIEF DESCRIPTION OF PROPOSED PROJECT (attach separate sheet if needed): DEVELOPMENT OF A GAME ROOM UNDER THE GARAGE

I, the undersigned owner (or authorized agent) of the property herein described, hereby make application for approval of the plans submitted and made a part of this application in accordance with the provisions of the Town Ordinances, and I hereby certify that the information given is true and correct to the best of my knowledge and belief.

I understand that the requested approval is for my benefit (or that of my principal). Therefore, if the Town grants the approval, with or without conditions, and that action is challenged by a third party, I will be responsible for defending against this challenge. I therefore agree to accept this responsibility for defense at the request of the Town and also agree to defend, indemnify and hold the Town harmless from any costs, claims or liabilities arising from the approval, including, without limitation, any award of attorneys fees that might result from the third party challenge.

Signature: Nasser Nieder Kashafi Date: July 5, 2006
 (If other than owner, must have letter from owner)

DO NOT WRITE BELOW THIS LINE			
DEPARTMENTAL PROCESSING INFORMATION			
Application No:	30602	Fee Deposit:	\$920 ⁰⁰
Date Received:	7-6-06	Received By:	<i>[Signature]</i>
Date Deemed Complete:		By:	<i>[Signature]</i>
Acting Body:		Action:	
Conditions of Approval or Comments:		Date:	
		Resolution or Ordinance #:	

EXHIBIT NO. 1

RESOLUTION NO. 2006-(Draft)

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF TIBURON
RECOMMENDING TO THE TOWN COUNCIL APPROVAL OF
AN AMENDMENT TO THE CYPRESS HOLLOW PRECISE DEVELOPMENT PLAN (PD #45)
FOR PROPERTY LOCATED AT 40 MONTEREY DRIVE
ASSESSOR PARCEL NO. 034-394-04

WHEREAS, the Planning Commission of the Town of Tiburon does resolve as follows:

Section 1. Findings.

- A. The Town has received and considered an application filed by Nasser Kashefi for an amendment to the Cypress Hollow Precise Development Plan to increase the maximum floor area permitted for Lot 36 of the Cypress Hollow Subdivision. The subject property is developed with existing single-family residence, and is commonly known as 40 Monterey Drive. The application consists of the following:
1. Application form, dated July 6, 2006
 2. Site Plan, Floor Plans and Elevations, received July 6, 2006
- B. The Planning Commission held a duly-noticed public hearing on August 9, 2006, and heard and considered testimony from interested persons.
- C. The Planning Commission has found that the project is exempt from the requirements of the California Environmental Quality Act per Section 15301 of the CEQA Guidelines.
- D. The Planning Commission finds, based upon application materials and analysis presented in the August 9, 2006 Staff Report, as well as visits to the site and testimony received from the applicant, that the project is consistent with the requirements of the Tiburon Zoning Ordinance regarding precise development plan amendments and is compatible with the overall intentions of the Cypress Hollow Precise Development Plan. The requested increase in floor area does not alter the visual mass and bulk of the existing home, and does not increase the number of bedrooms.
- E. The Planning Commission finds that the project is consistent with the goals and policies of the Tiburon General Plan. Policy LU-15 of the Land Use Element states that "remodels, tear-down/rebuilds, and new construction shall be compatible with the design, size, and scale of existing dwellings in the surrounding neighborhood." The proposed project would involve construction entirely within currently undeveloped space beneath the house in a manner similar to numerous other homes in the Cypress Hollow neighborhood. The minimal exterior changes proposed would be compatible with the design of other homes in the vicinity.
- F. The requested addition does not add to the mass and bulk of the existing house nor change the structure's relationship to the contours of the property. The structure is still consistent with the surrounding neighborhood and does not result in privacy concerns for nearby residences. This project therefore is not detrimental to the public health, safety or welfare.

Section 2. Approval.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends approval of the amendment to the Cypress Hollow Precise Development Plan to the Town Council, subject to the following conditions:

1. Condition of Approval No. 3 (C) of Marin County Board of Supervisors Resolution No. 88-252 shall be amended to read as follows:

"The FAR shall be a maximum of 30%; except that greater area is permitted for the following lots:
 - a. Lot 33 (70 Monterey Drive) if attained entirely within undeveloped space within the existing mass and bulk of the approved house, as generally depicted on drawings dated 10/1/99, prepared by Marshall Balfe (4 sheets);
 - b. Lot 16 (170 Rancho Drive) if attained entirely within undeveloped space within the existing mass and bulk of the approved house, as generally depicted on drawings dated 1/4/2000, prepared by Mahoney Architects (4 sheets);
 - c. Lot 7 (70 Cypress Hollow Drive), as generally depicted on drawings dated 4/18/2001, prepared by Geoffrey Butler Architect (6 sheets), approving the garage conversion and limiting the deck enclosure so that the total floor area of the house does not exceed the Town of Tiburon default floor area ratio for this property;
 - d. Lot 11 (120 Rancho Drive) if attained entirely within undeveloped space within the existing mass and bulk of the approved house, as generally depicted on drawings dated 9/14/2002, prepared by Marshal Balfe (6 sheets);
 - e. Lot 35 (50 Monterey Drive) if attained entirely within undeveloped space within the existing mass and bulk of the approved house, as generally depicted on drawings dated 1/28/2004, prepared by Richard Esteb (5 sheets);
 - f. Lot 26 (20 Baccharis Place) if attained entirely within undeveloped space within the existing mass and bulk of the approved house, as generally depicted on drawings dated 11/8/2005, prepared by Richard Esteb (6 sheets);
 - g. Lot 36 (40 Monterey Drive) if attained entirely within undeveloped space within the existing mass and bulk of the approved house, as generally depicted on drawings dated 7/6/2006, prepared by Mohamad Sadrieh (7 sheets)."
2. This approval shall in no way alter other provisions of the Cypress Hollow Precise Development Plan not specifically described herein.
3. A statement shall be recorded against this property requiring that no bathroom, bedroom or kitchen may be constructed within the area approved under this application.

PASSED AND ADOPTED at a regular meeting of the Tiburon Planning Commission on August 9, 2006, by the following vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

JIM FRASER, CHAIRMAN
Tiburon Planning Commission

ATTEST:

SCOTT ANDERSON, SECRETARY

MARIN COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 88-252

A RESOLUTION GRANTING THE APPEAL OF THE CYPRESS HOLLOW PARTNERSHIP
AND APPROVING THE CYPRESS HOLLOW DEVELOPMENT PLAN AND
VESTING TENTATIVE MAP
FOR ASSESSOR'S PARCEL NOS. 34-153-15, 34-012-34, 35, 37 and 51.

* * * * *

- I. WHEREAS on August 15, 1988 the Marin County Planning Commission voted to recommend that the Board of Supervisors approve with conditions the Cypress Hollow Master Plan and voted to approve the Cypress Hollow Development Plan and Vesting Tentative Map; and
- II. WHEREAS on August 23, 1988 the Marin County Board of Supervisors certified the Cypress Hollow Environmental Impact Report and approved the Cypress Hollow Master Plan with several changes to the conditions as recommended by the Planning Commission; and
- III. WHEREAS the Cypress Hollow, a California limited partnership, filed a timely appeal on August 25, 1988 requesting that the Board of Supervisors amend the approval of the Cypress Hollow Development Plan/Vesting Tentative Map to bring it into conformance with the Cypress Hollow Master Plan as approved by the Board of Supervisors; and
- IV. WHEREAS the Board of Supervisors held a duly noticed public hearing on September 13, 1988 to consider the appeal by Cypress Hollow; and
- V. WHEREAS the Board of Supervisors, after conducting a public hearing and considering the administrative record concurs in the following findings made by the Planning Commission:
 - a. that, based on the recommended Draft EIR, the proposed project incorporates all necessary environmental mitigations in the modifications and conditions contained herein and meets all the County's public health and safety standards for design, and it will not have a significant effect on the environment or substantially or avoidably injure wildlife or their habitat, and will not cause public health or safety problems; and
 - b. that, based on the modifications and conditions contained herein, the Development Plan and Vesting Tentative Map are in substantial accordance with the Master Plan as recommended to the Board of Supervisors; and
 - c. that the proposed project, with the modifications and conditions contained herein, is consistent with the policies of the Marin Countywide Plan, particularly Housing Policy A-3, Transportation Policy B-3, and the Urban Services Area Policies, and the Visual Quality policies with respect to Wooded Hillside given the proposed mitigations of removing one lot, reconfiguring building envelopes to move development away from the retained eucalyptus trees, the increased clustering of the house sites, a reforestation program for the designated non-development portions of upslope lots, and the retention of several significant tree specimens by reconfiguring the lots along Rancho Drive; and

EXHIBIT NO. 15
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envelope line. The maximum finish floor elevation of the second floor at the rear (east) wall shall not be greater than shown below for the respective lots above finished grade:

- a) Fourteen feet (14') for Lots 10, 11, 14, 15 and 16;
- b) Sixteen feet (16') for Lots 12, 13, and 17; and
- c) Eighteen feet (18') for Lots 18, 19, 20, and 21.

B. Building envelopes. The house structure, garage and all accessory buildings or structures shall be located entirely within the "building or development envelope" area defined for each lot, except that roof overhangs, chimneys, exterior balconies or similar architectural appendages may project two feet beyond the building envelope line. This shall not include any enclosed portion of the house structure.

The building envelopes are approved as shown on Exhibit "E" "V" to the Master Plan with the following exception:

- 1) For Lot 45 44, the development envelope setback from the northerly property line shall be increased to 30 feet. However, retaining walls may be placed outside the development envelope, to within 20 feet of the northerly property boundary.

→ C. Floor Area Ratio:

The FAR shall be a maximum of 30%.

D. Maximum Lot Coverage

The maximum lot coverage requirements are deleted.

E. The building envelopes shall be shown on the final map, or recorded on the property through a separate instrument.

4. All utilities within the subdivision and extended to the subdivision shall be underground.
5. Prior to recording the Final Map, the applicant shall submit proposed driveway maintenance agreements for Lots 22, 23, 24, and for lots 41 40 through 45 44. Such agreements shall be subject to the review and approval of the Planning Department and Department of Public Works and shall be recorded with the Final Map.
6. A minimum of 4 off-street parking spaces shall be provided for Lots 22 to 24 and 40 to 45 44. While independently accessible spaces are preferred, two of the parking spaces may be provided as tandem spaces where independently accessible spaces cannot be provided without substantially constraining the house location and design or causing extensive grading.
7. The change in paving and entrance design at Cypress Hollow Drive and Bay Vista Road as shown on Sheet 8 of Exhibit "A" the originally submitted Landscape Plan is expressly prohibited.
8. All conditions of Master Plan, Development Plan and Tentative Map approval shall be complied with prior to recordation of the final map, or, where appropriate, the required

- A. Where the average ground slope on any side of a structure exceeds 15%, a three foot wide hard surface path shall be provided.
- B. Where the slope of a lot exceeds 30%, hard surface steps shall be provided.
- C. Spark arrestors shall be provided (opening not larger than 1/2 inch (iron mesh)). Tree branches shall be kept 10 feet away from fire place chimney outlets.
- D. Provide smoke detectors. The detectors shall receive their primary power from the building wire (commercial source).
- E. Each house shall have the street address clearly posted in numbers that contrast to their backgrounds.
- F. Class A fire resistant roofing materials shall be used for all structures.

Pacific Bell

- 28. A 10 foot wide public utilities easement shall be provided within the proposed road rights-of-way.

Marin Municipal Water District

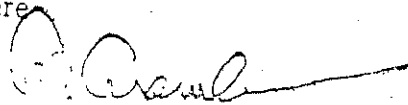
- 29. Prior to recordation of final map, the applicant shall enter into a pipeline extension easement with Marin Municipal Water District and shall guarantee necessary project improvements and water service for all proposed residential lots.
- 30. Low flow water fixtures shall be utilized in all house construction.

Richardson Bay Sanitary District

- 31. Prior to recordation of Final Map, the applicant shall enter into an agreement with Richardson Bay Sanitary district to provide for the extension of the sanitary sewer facilities and provision of sewer connections for the Cypress Hollow Subdivision.

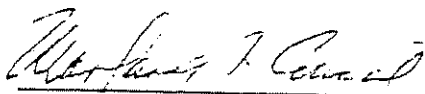
PPASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 13th day of September, 1987, by the following vote to-wit:

AYES: Supervisors: Gary Giacomini, Bob Stockwell, Harold Brown, Al Aramburu
 NOES: Supervisors: None
 ABSENT: Supervisors: Bob Roumiguere



CHAIRMAN OF THE BOARD OF SUPERVISORS
 COUNTY OF MARIN

ATTEST:



Margaret Council
 Clerk of the Board

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