



TOWN OF TIBURON
Tiburon Town Hall
1505 Tiburon Boulevard
Tiburon, CA 94920

Regular Meeting
Design Review Board
June 16, 2016
7:00 p.m.

AGENDA
TIBURON DESIGN REVIEW BOARD

CALL TO ORDER AND ROLL CALL

**Chair Tollini, Vice Chair Kricensky, Boardmembers Chong, Cousins
And Emberson**

ORAL COMMUNICATIONS

Persons wishing to address the Design Review Board on any subject not on the agenda may do so under this portion of the agenda. Please note that the Design Review Board is not able to undertake extended discussion, or take action on, items that do not appear on this agenda. Matters requiring action will be referred to Town Staff for consideration and/or placed on a future Design Review Board agenda. Please limit your comments to no more than three (3) minutes. Any communications regarding an item not on the agenda will not be considered part of the administrative record for that item.

STAFF BRIEFING (If Any)

PUBLIC HEARINGS & NEW BUSINESS

1. 95 SEAFIRTH ROAD

File Nos. DR2016041, VAR2016013 & VAR2016014; Thomas Duley and Christina Kan-Duley, Owners; Site Plan and Architectural Review for construction of additions and fencing to an existing single-family dwelling, with Variances for excess lot coverage and excess fence height. The project would cover 37.45% of the site, which is more than 15.0% maximum lot coverage permitted in the RO-2 zone. The fencing would have a maximum height of 8 feet, which would be taller than the 6 foot maximum fence height in the RO-2 zone. Assessor's Parcel No. 039-101 -33. [KO]

Documents:

[95 SEAFIRTH ROAD.PDF](#)

2. 168 ANTONETTE DRIVE

File No. DR2016057; Julie and Englebert Bangayan, Owners; Site Plan and

Architectural Review for installation of two (2) exterior HVAC units and one (1) generator for an existing single-family dwelling. Assessor's Parcel No. 038-111 - 35. [KO]

Documents:

[168 ANTONETTE DRIVE.PDF](#)

MINUTES

3. Regular Meeting Of June 2, 2016

ADJOURNMENT

GENERAL PUBLIC INFORMATION

ASSISTANCE FOR PEOPLE WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division Secretary at (415) 435-7390. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

AVAILABILITY OF INFORMATION

Copies of Design Review Board Agendas, Staff Reports, project files and other supporting data are available for viewing and inspection at Town Hall during business hours. Agendas and Staff Reports are also available at the Belvedere-Tiburon Public Library and on the Town of Tiburon website (www.ci.tiburon.ca.us) after 5:00 PM on the Friday prior to the regularly scheduled meeting.

Any documents produced by the Town and distributed to a majority of the Design Review Board regarding any item on this agenda, including agenda-related documents produced by the Town after distribution of the agenda packet at least 72 hours in advance of the Board meeting, will be available for public inspection at Town Hall, 1505 Tiburon Boulevard, Tiburon, CA 94920.

Upon request, the Town will provide written agenda materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services, to enable individuals with disabilities to participate in public meetings. Please deliver or cause to be delivered a written request (including your name, mailing address, phone number and brief description of the requested materials and preferred alternative format or auxiliary aid or service) at least five (5) days before the meeting to the Planning Division Secretary at the above address.

PUBLIC HEARING ITEMS AND BUSINESS ITEMS

Public Hearing items and Business items provide the general public and interested parties an opportunity to speak regarding items that typically involve an action or decision made by the Board. If you challenge any decision in court, you may be limited to raising only those issues you or someone else raised at the meeting, or in written correspondence delivered to the Board at, or prior to, the meeting.

GENERAL PROCEDURE ON ITEMS AND TIME LIMIT GUIDELINES FOR SPEAKERS

The Design Review Board's general procedure on items and time limit guidelines for speakers are:

- ❖ Staff Update on Item (if any)

- ❖ Applicant Presentation – 5 to 20 minutes
- ❖ Design Review Board questions of staff and/or applicant
- ❖ Public Testimony (depending on the number of speakers) – 3 to 5 minutes for each speaker; members of the audience may not allocate their testimony time to other speakers
- ❖ Applicant may respond to public comments – 3 minutes
- ❖ Design Review Board closes the public testimony period, deliberates and votes (as warranted)
- ❖ Time limits and procedures may be modified in the reasonable discretion of the Chairman

Interested members of the public may address the Design Review Board on any item on the agenda.

ORDER AND TIMING OF ITEMS

No set times are assigned to items appearing on the Design Review Board agenda. While the Design Review Board attempts to hear all items in order as stated on the agenda, it reserves the right to take items out of order without notice.

NOTE: ALL DESIGN REVIEW BOARD MEETINGS ARE AUDIO RECORDED

TOWN OF TIBURON LATE MAIL POLICY (Adopted and Effective 11/7/2007)

The following policy shall be used by the Town Council and its standing boards and commissions, and by staff of the Town of Tiburon, in the identification, distribution and consideration of late mail.

DEFINITION

“Late Mail” is defined as correspondence or other materials that are received by the Town after completion of the written staff report on an agenda item, in such a manner as to preclude such correspondence or other materials from being addressed in or attached to the staff report as an exhibit.

IDENTIFICATION OF LATE MAIL

All late mail received by Town Staff in advance of a meeting shall be marked “Late Mail” and shall be date-stamped or marked with the date of receipt by the Town. Late mail received at a meeting shall be marked as “Received at Meeting” with a date-stamp or handwritten note.

POLICY

For regular meetings of the Town Council and its standing boards and commissions:

- (1) All late mail that is received on an agenda item prior to distribution of the agenda packet to the reviewing authority shall be stamped or marked as “Late Mail” and shall be distributed to the reviewing authority with the agenda packet.
- (2) All late mail received on an agenda item before 5:00 PM on the Monday prior to the meeting shall be date-stamped and marked as “Late Mail” and distributed to the reviewing authority as soon as practicable. Such mail shall be read and considered by the reviewing authority whenever possible. If the Monday, or Monday and Tuesday, prior to the meeting are a Town-recognized holiday, the deadline shall be extended to the following day at Noon.

(3) Any late mail received on an agenda item after the deadline established in paragraph (2) above shall be date-stamped, marked as "Late Mail" and distributed to the reviewing authority as soon as reasonably possible, but may not be read or considered by the reviewing authority. There should be no expectation of, nor shall the reviewing authority have any obligation to, read or consider any such late mail, and therefore such late mail may not become part of the administrative record for the item before the reviewing authority.

These provisions shall also apply to special and adjourned meetings when sufficient lead time exists to implement these provisions. If sufficient lead time does not exist, the Town Manager shall exercise discretion in establishing a reasonable cut-off time for late mail. For controversial items or at any meeting where a high volume of correspondence is anticipated, Town staff shall have the option to require an earlier late mail deadline, provided that the written public notice for any such item clearly communicates the specifics of the early late mail deadline, and the deadline corresponds appropriately to any earlier availability of the agenda packet.

Pursuant to state law, copies of all late mail shall be available in a timely fashion for public inspection at Tiburon Town Hall, 1505 Tiburon Boulevard, Tiburon.



TOWN OF TIBURON
1505 Tiburon Boulevard
Tiburon, CA 94920

Design Review Board Meeting
June 16, 2016
Agenda Item: **I**

STAFF REPORT

To: Members of the Design Review Board
From: Community Development Department
Subject: 95 Seafirth Road; File Nos. DR2016041, VAR2016013, & VAR2016014; Site Plan and Architecture Review for Construction of Additions and Fencing to an Existing Single-Family Dwelling, with Variances for Excess Lot Coverage and Excess Fence Height

PROJECT DATA

ADDRESS: 95 SEAFIRTH ROAD
OWNER: THOMAS DULEY AND CHRISTINA KAN-DULEY
APPLICANT: DNM ARCHITECT
ASSESSOR'S PARCEL: 039-101-33
FILE NUMBERS: DR2016041, VAR2016013, AND VAR2016014
LOT SIZE: 11,000 SQUARE FEET
ZONING: RO-2 (SINLGE-FAMILY RESIDENTIAL-OPEN
GENERAL PLAN: M (MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: VE/X
DATE COMPLETE: MAY 24, 2016

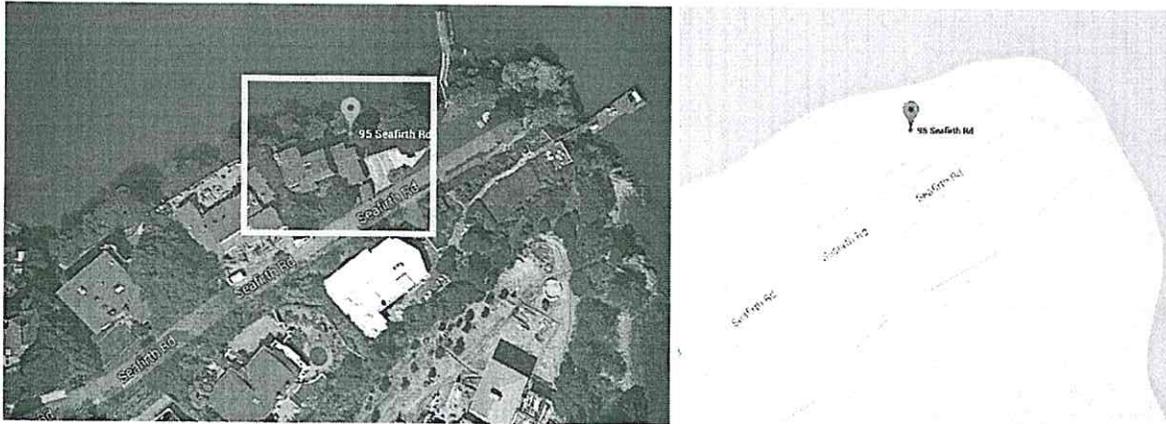
PROJECT DESCRIPTION

The applicant is requesting Design Review approval for the construction of additions to an existing single-family dwelling on property located at 95 Seafirth Road, with variances for excess lot coverage and excess fence height. The applicant would like to extend the existing roof over a second front entrance, install an 8 foot tall fence on the west side property line and install a roof over a previously approved trash enclosure. All proposed improvements would be located in the front portion of the property.

The floor area of the existing home would remain the same. The proposed additions would cover 37.45% of the site, which is more than the 15.0% maximum lot coverage permitted in the RO-2 zone.

The proposed fence would be 8 feet tall. As the Tiburon Zoning Ordinance restricts fences to a maximum height of 6 feet within required setbacks, a variance is requested for excess fence height.

PROJECT SETTING



The property is located near the end of a cul-de-sac along the bay on Seafirth Road. The majority of the lot is steep, which is similar to the other properties along Seafirth Road. The subject site has views of the bay, San Rafael Bridge, and Paradise Cay. The adjacent neighbors on the east and west have similar multi-level house designs and are screened by existing landscaping and fencing. The adjacent neighbor to the south is uphill and has a partial landscaping buffer between the neighbors. There are no neighbors to the north.

ANALYSIS

Design Issues

The front of the site is well screened from view from the street. The proposed roof extension and trash enclosure would not be particularly visible from the street or any other properties in the vicinity.

The adjacent residence to the south at 85 Seafirth Road has been undergoing renovations and includes an exterior stairway along the northern side of the site, facing the subject property. There are uninterrupted views from this stairway to the front terrace, adjacent to the kitchen of the subject home. There does not appear to be sufficient space to install screening landscaping between the stairs and the shared side property to provide appropriate screening at this area. As a result, the applicants are proposing to install an 8 foot tall fence along this portion of the side property line.

Zoning

Staff has reviewed the proposal and finds that it is in general conformance with the development standards for the RO-2 zone, with the exception of the requested variance for excess lot coverage and excess fence height.

In order to grant the requested variances, 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.***

Excess Lot Coverage

The subject property is substantially smaller than the 20,000 square foot minimum lot required in the RO-2 zone and slopes sharply downhill from the street. These physical characteristics would create special circumstances that would deprive the applicant of privileges enjoyed by other properties in the vicinity and in the same or similar zones if the maximum lot coverage requirement is strictly applied.

Excess Fence Height

The subject property slopes sharply downhill from the street and has open views of the front terrace from the side stairway of the adjacent home at 85 Seafirth Road. These physical characteristics would create special circumstances that would deprive the applicant of privileges enjoyed by other properties in the vicinity and in the same or similar zones if the maximum fence height requirement is strictly applied.

2. ***The Variance will not constitute a grant of special privileges, inconsistent with the limitations upon other properties in the vicinity and in the same or substantially the same zone.***

Excess Lot Coverage

Numerous other properties in the RO-2 and similar zones have been granted variances for excess lot coverage.

Excess Fence Height

Numerous homes in the RO-2 and similar zones have been granted variances for excess fence height to provide appropriate privacy screening on steeply sloping lots.

3. ***The strict application of this Zoning Ordinance would result in practical difficulty or unnecessary physical hardship. Self-created hardships may not be considered among the factors that might constitute special circumstances. A self-created hardship results from actions taken by present or prior owners of the property that consciously create the very difficulties or hardships claimed as the basis for an application for a Variance.***

Excess Lot Coverage

The strict application of the maximum lot coverage requirements would substantially limit the ability of the applicants to construct necessary improvements to the house without expanding upwards, which could create view or privacy impacts on other nearby homes, which would result in practical difficulty on the applicant.

Excess Fence Height

The strict application of the maximum fence height requirement would result in substantial privacy impacts on the front terrace of the subject house when viewed from the exterior stairway of the adjacent property, which would create an unnecessary hardship on the applicant.

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

As noted above, the project would not create visual or privacy impacts for other homes in the vicinity.

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.

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.

RECOMMENDATION

The Design Review Board should review this project with respect to Zoning Ordinance Sections 16-52.020 (H) (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 can make the appropriate findings to approve the project as proposed, it is recommended that the attached draft conditions of approval be applied.

EXHIBITS

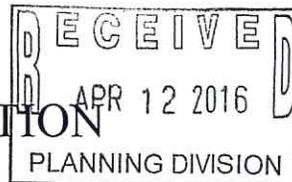
1. Conditions of approval
2. Application and supplemental materials
3. Submitted plans

**CONDITIONS OF APPROVAL
95 SEAFIRTH ROAD
FILE #DR2016041, VAR2106016, AND VAR2016014**

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 dated by the Town of Tiburon on a[RO; 12, 2016, or as amended by these conditions of approval. Any modifications to the plans of June 8, 2016 must be reviewed and approved by the Design Review Board.
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. All exterior lighting fixtures other than those approved by the Design Review Board must be down-light-type fixtures.
6. If this approval is challenged by a third party, the property owner/applicant will be responsible for defending against this challenge, with defense counsel subject to the Town’s approval. 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.
7. A copy of the Planning Division’s “Notice of Action” including the attached “Conditions of Approval” for this project shall be copied onto a plan sheet at the beginning of the plan set(s) submitted for building permits.
8. The project shall comply with the requirements of the California Fire Code and the Tiburon Fire Protection District, including, but not limited to, the following:
 - a. The automatic fire sprinkler system shall be modified to properly protect the new and remodeled areas. The system design, installation and final testing shall be approved by the District Fire Prevention Officer. (CFC 903.2)



TOWN OF TIBURON
LAND DEVELOPMENT APPLICATION



TYPE OF APPLICATION

- Conditional Use Permit
- Precise Development Plan
- Secondary Dwelling Unit
- Zoning Text Amendment
- Rezoning or Prezoning
- General Plan Amendment
- Temporary Use Permit
- Design Review (DRB)
- Design Review (Staff Level)
- Variance(s) 2 #
- Floor Area Exception
- Tidelands Permit
- Sign Permit
- Tree Permit
- Tentative Subdivision Map
- Final Subdivision Map
- Parcel Map
- Lot Line Adjustment
- Condominium Use Permit
- Seasonal Rental Unit Permit
- Other _____

APPLICANT REQUIRED INFORMATION

SITE ADDRESS: 95 Leafirth Road PROPERTY SIZE: 11000
 PARCEL NUMBER: 039-101-33 ZONING: RO-2

PROPERTY OWNER: 95 Leafirth Road - Christina Kar-Duley
 MAILING ADDRESS: Same

Tiburon CA 94920.
 PHONE/FAX NUMBER: 415-4126309 E-MAIL: ckanduley@gmail.com

APPLICANT (Other than Property Owner): Architect
 MAILING ADDRESS: _____

PHONE/FAX NUMBER: _____ E-MAIL: _____

ARCHITECT/DESIGNER/ENGINEER DNM Architect
 MAILING ADDRESS: Karl Vavrek 1A GATE 5 ROAD

SANRACITO, CA 94965
 PHONE/FAX NUMBER: 415 613 7940 E-MAIL: karl@dnm-architect.com

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

BRIEF DESCRIPTION OF PROPOSED PROJECT (attach separate sheet if needed):

*

- staff level:
 DR2016010

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 Municipal Code, 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, with the defense counsel subject to the Town's approval. 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 attorney's fees that might result from the third party challenge.

Signature:* _____

Date: 4/12/2016

The property involving this permit request may be subject to deed restrictions called Covenants, Conditions and Restrictions (CC&Rs), which may restrict the property's use and development. These deed restrictions are private agreements and are NOT enforced by the Town of Tiburon. Consequently, development standards specified in such restrictions are NOT considered by the Town when granting permits.

You are advised to determine if the property is subject to deed restrictions and, if so, contact the appropriate homeowners association and adjacent neighbors about your project prior to proceeding with construction. Following this procedure will minimize the potential for disagreement among neighbors and possible litigation.

Signature:* _____

Date: 4/12/2016

**If other than owner, must have an authorization letter from the owner or evidence of de facto control of the property or premises for purposes of filing this application*

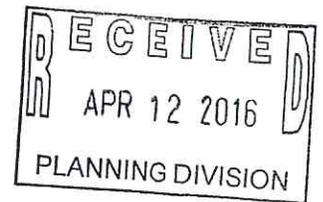
NOTICE TO APPLICANTS

Pursuant to California Government Code Section 65945, applicants may request to receive notice from the Town of Tiburon of any general (non-parcel-specific), proposals to adopt or amend the General Plan, Zoning Ordinance, Specific Plans, or an ordinance affecting building or grading permits.

If you wish to receive such notice, then you may make a written request to the Director of Community Development to be included on a mailing list for such purposes, and must specify which types of proposals you wish to receive notice upon. The written request must also specify the length of time you wish to receive such notices (s), and you must provide to the Town a supply of stamped, self-addressed envelopes to facilitate notification. Applicants shall be responsible for maintaining the supply of such envelopes to the Town for the duration of the time period requested for receiving such notices.

The notice will also provide the status of the proposal and the date of any public hearings thereon which have been set. The Town will determine whether a proposal is reasonably related to your pending application, and send the notice on that basis. Such notice shall be updated at least every six weeks unless there is no change to the contents of the notice that would reasonably affect your application. Requests should be mailed to:

Town of Tiburon
Community Development Department
Planning Division
1505 Tiburon Boulevard
Tiburon, CA 94920
(415) 435-7390 (Tel) (415) 435-2438(Fax)
www.townoftiburon.org



VAR2016-014

DO NOT WRITE BELOW THIS LINE

VAR2016-013			DEPARTMENTAL PROCESSING INFORMATION		
Application No.:	DR2016-041	GP Designation:	Fee Deposit:	\$1385 ⁰⁰	
Date Received:	April 12, 2016	Received By:	Receipt #:	R992	
Date Deemed Complete:	5/24/16	Action:	By:	JD	
Acting Body:			Date:		
Conditions of Approval or Comments:			Resolution or Ordinance #		

MINOR ALTERATION SUPPLEMENT

RECEIVED
MAY 17 2016
PLANNING DIVISION

Please fill in the information requested below:

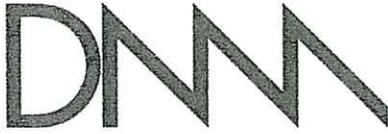
- Briefly describe the proposed project (attach separate sheet as needed): VARIANCE REQUESTED
TO ALLOW CONSTRUCTION OF:
 - 1) An 8' MAX FENCE AT WEST SIDE TERRACE
 - 2) A deeper 4' FLAT ROOF AT SECONDARY ENTRANCE OFF TERRACE
 - 3) A SOLID 'FLAT' ROOF ON THE TRASH ENCLOSURE
- Lot area in square feet (Section 16-100.020(L))*: 10,735 # TOTAL / 5,110 Zoning: RO-2
5,025 # NET / 4,135 # SUBMERGED
- Square footage of Landscape Area: _____
- Proposed use of site (example: single family residential, commercial, etc.):
 Existing SINGLE-FAMILY RESIDENTIAL
 Proposed _____
- Describe any changes to parking areas including number of parking spaces, turnaround or maneuvering areas.
NO CHANGES

TO BE COMPLETED BY APPLICANT				STAFF USE ONLY	
ITEM	EXISTING	PROPOSED ADDITION AND/OR ALTERATION	PROPOSED	CALCULATED	PER ZONE
Setbacks from property line (Section 16-100.020(Y))* Front	15 ft.	∅ ft.	15 ft.	ft.	ft.
Rear	19'-0 ft.	∅ ft.	19'-0 ft.	ft.	ft.
Right Side	8 ft.	∅ ft.	8 ft.	ft.	ft.
Left Side	5 ft.	∅ ft.	5 ft.	ft.	ft.
Maximum Height (Section 16-30.050)*	23'-6 ft.	∅ ft.	23'-6 ft.	ft.	ft.
X Lot Coverage (Section 16-30.120(B))*	2,107 sq.ft.	+63 sq.ft.	2,170 sq.ft.	sq.ft.	sq.ft.
X Lot Coverage as Percent of Lot Area	37.45 %	1.12 %	38.57 %	38.6 %	15.0 %
Gross Floor Area (Section 16-100.020(F))*	2492 sq.ft.	∅ sq.ft.	2492 sq.ft.	sq.ft.	sq.ft.

*Section numbers refer to specific provisions or definitions in the Tiburon Municipal Code, Title IV, Chapter 16 (Zoning)

S:\Planning\Forms\Current Forms\Design Review Board Application for Minor Alteration 9-2012.doc

*EXISTING HERE REFERS TO 'AS APPROVED'



DNM ARCHITECT
1A Gate 5 Road
Sausalito, CA 94965

T: (415) 348-8910

E: dnm@dnm-architect.com

PROJECT DESCRIPTION

PROPOSED VARIANCE TO CONSTRUCT, at 95 SEAFIRTH ROAD:

- 1) **An 8 foot tall fence along the sideyard property line.**
- 2) **A 4' deep awning roof over a secondary entrance in the front yard.**
- 3) **A roof over a trash enclosure in the front yard.**

May 16, 2016

This application (DR2016041, VAR2016013 & VAR2016104) is to allow construction, as part of a renovation (approved under DR2016010), of a taller fence along the West property line, a more protective roof over a secondary entrance and a solid roof over a trash enclosure area to hide the trash from street view.

8 Foot Tall Fence Along West Property Line:

The fence approved in application DR2016010 is 6 foot maximum and runs across the front of the property and down the left (West) side.

It is composed of mostly 4' tall fence sections on a 2' tall brick wall along the street frontage.

A small portion at the Southwest corner of the property would be 6 foot tall (where it becomes greater than 3' horizontally from the edge of the sunken terrace). It then turns the Southwest corner at 6' tall until it approaches 3' from the sunken terrace edge again along the West property line.

On the West side of the existing sunken terrace there would be a section of fencing, nominally 4' tall again, such that the height from the terrace is kept to 6' maximum.

This goal of the Variance is to allow the whole run along the West property line to be a maximum of 8' tall.

This fence would run only as far as the face of the existing building and terminate in a gate oriented East-West in line with the facade of the home.

See revised drawing A1.0v. & new drawing A1.1v. as well as the color versions of the perspective views.

4' Deep Awning Roof at Secondary Entrance from the Front Terrace

Planning application DR2016010 approved construction of a nominally flat roof that cantilevers off the existing facade above the new sliding glass door to the new Media Room on the Ground Floor (see A2.3v, near Grid Intersection 'B/4'). To comply with the required setback, this roof was kept to only 1-6" deep which is inadequate to protect a user from precipitation.

The second goal of this Variance application is to approve construction of the same roof a full 4'-0" deep to protect the entire stoop and limit rain entering the new doorway. Posts are added to support this deeper roof at each end.

See drawing A2.4v. & new drawing A1.1v as well as the color versions of the perspective views.



DNM ARCHITECT
1A Gate 5 Road
Sausalito, CA 94965

T: (415) 348-8910

E: dnm@dnm-architect.com

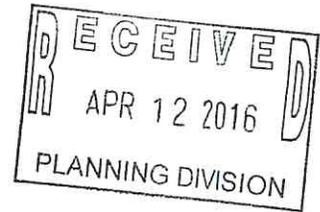
Roof at Fenced Trash Enclosure:

Planning application DR2016010 approved construction of a 6' tall fenced trash enclosure at the west edge of the existing carport. The construction would match the other fencing (as described above).

Because the enclosure is mostly within the front yard setback, the enclosure is open on top. However this Variance application seeks approval to build a roof so that the trashcans are not visible from the street (which is 5 to 6' higher than the walking surface at the carport, terraces and trash enclosure).

The proposed roof would be nominally flat and set within the two fenced 'walls' of the enclosure, such that it would not be from the carport or terrace.

See revised drawing A1.0v. & new drawing A1.Iv. as well as the color versions of the perspective views.



COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division (415)-435-7390
www.ci.tiburon.ca.us

APPLICATION FOR VARIANCE

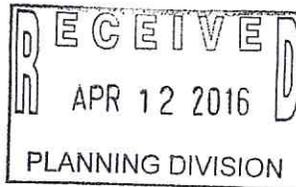
A Variance is a form of regulatory relief available when a strict or literal application of zoning development standards would result in practical difficulties or unnecessary physical hardships for an applicant. These difficulties and/or hardships must be caused by physical conditions on, or in the immediate vicinity of, a site. Please refer to Section 16.52.030 of Chapter 16 (Zoning) of the Tiburon Municipal Code for additional information regarding Variances.

WHAT VARIANCE(S) ARE YOU REQUESTING?

<u>Condition</u>	<u>Zoning Requirement</u>	<u>Existing Condition</u>	<u>This Application Proposes</u>	<u>Magnitude Of Variance Requested</u>
Front Setback	<u>30'-0"</u>	<u>15'-0"</u>	<u>15'-0"</u>	<u>(none)</u>
Rear Setback	<u>19'-8"</u>	<u>19'-8"</u>	<u>19'-8"</u>	<u>(none)</u>
Left Side Setback	<u>15'-0"</u>	<u>5'-0"</u>	<u>5'-0"</u>	<u>(none)</u>
Right Side Setback	<u>15'-0"</u>	<u>8'-0"</u>	<u>8'-0"</u>	<u>(none)</u>
Lot Coverage	<u>15%</u>	<u>36.34%</u>	<u>37.45%</u>	<u>1.11%</u>
Height	<u>30'-0"</u>	<u>23'-6"</u>	<u>23'-6"</u>	<u>(none)</u>
Parcel Area Per Dwelling Unit	<u>20,000 sf</u>	<u>10,735 sf</u>	<u>10,735 sf</u>	<u>(none)</u>
Usable Open Space	<u>(no req't)</u>	<u>3,200 sf +/-</u>	<u>3,200 sf +/-</u>	<u>(none)</u>
Parking	<u>2 spaces</u>	<u>3 spaces</u>	<u>3 spaces</u>	<u>(none)</u>
Expansion of Nonconformity	<u>(no req't)</u>	<u>225 sf coverage in front setback</u>	<u>288 sf coverage in front setback</u>	<u>+63 sf coverage in front setback</u>
Other (Please describe):	<u>Variance to allow an 8' tall fence on the lefts side property line. Zoning requires 6' max. Existing condition is 5' +/- tall fence. Magnitude of variance is +2' of height.</u>			



DNM ARCHITECT
1A Gate 5 Road
Sausalito, CA 94965



T: (415) 348-8910

E: dnm@drm-architect.com

FINDINGS FOR PROPOSED VARIANCE TO CONSTRUCT, at 95 SEAFIRTH ROAD:

- 1) **An 8 foot tall fence along the sideyard property line.**
- 2) **A 4' deep awning roof over a secondary entrance in the front yard.**
- 3) **A roof over a trash enclosure in the front yard.**

April 7, 2016

1. Describe what special circumstances apply to the property that cause a strict application of the zoning regulations to deprive you of privileges enjoyed by other properties in the vicinity and same or similar zone.

RESPONSE: The fence for which the variance is requested is along the property line between 85 and 95 Seafirth lane. While 95 Seafirth is making the variance request, it is supported by 85 Seafirth. 95 Seafirth is downhill from its western neighbor at 85 Seafirth. The trash cans and electric meters of 85 Seafirth are highly visible to 95 Seafirth. This topography prevents a 6' fence from providing the level of privacy and screening that is enjoyed by other properties on relatively level lots in the vicinity.

The built coverage, for which a variance is requested is a small fraction of the current coverage (barely more than 1%) and would be even less, except that much of the property is permanently under water, making the lot coverage percentage seem much higher than it is.

The construction within the front setback of a roof-awning at the slider-door to the living space, for which a variance is requested, is necessitated by the fact that the under-water portion of the lot is unusable. All usable Open Space is in the front yard. Access to and from that Open Space must be via the front facade for all users. Protecting their entry from rain is a reasonable desire. Other, similarly sized and zoned homes can have roofs at entries. And the bulk of the existing legal-non-conforming carport roof will make the proposed roof almost invisible from the street

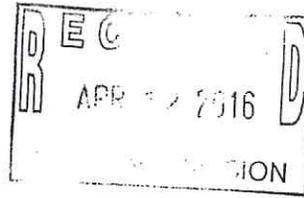
The construction within the front setback of a roof over the trash enclosure, for which a variance is requested is necessitated by the fact that the under-water portion of the lot is unusable. All accessory structures must be placed in the front yard. Protecting the refuse and recycling bins from rain and sun is a reasonable desire and in fact is consistent with Tiburon's requirements for recycling enclosures for larger residential buildings. Other, similarly sized and zoned homes can roofed trash enclosures. In fact the existing enclosure already extends 1/2-way into the setback. And the bulk of the existing legal-non-conforming carport roof will make the proposed trash enclosure roof almost invisible from the street and will contribute to a nicer environment for neighbors and visitors

2. Explain how granting of the variance would not result in a special privilege that is inconsistent with limitations on other properties in the vicinity and in the same or similar zone.

RESPONSE: An 8' fence does not create a special privilege for the 95 Seafirth owners. A similar variance was already granted for the fence between 85 Seafirth and 75 Seafirth, and there is ample precedents in the area. Because of thick vegetation along the street, the sideyard fence will not be visible from the street.



DNM ARCHITECT
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A small roof at an entrance is not a special privilege. Most homes in the area have such protection at their entrances. The dense vegetation and existing carport roof will screen this structure from view.

A roof on their trash enclosure is not a special privilege. But rather a reasonable way to screen the sight of refuse and recycling and limit the adverse effect of sunlight on the smell. Most homes have roofed trash enclosures and Tiburon requires them for some residences.

3. Explain how the strict application of the zoning regulations would result in practical difficulty or unnecessary physical hardship. Self-created hardships shall not be considered.

RESPONSE: 90 Seafirth is downhill from its western neighbor at 85 Seafirth and the houses are relatively close to each other. This topography presents practical difficulties for the property owners to maintain privacy and screening and fully enjoy their properties without undertaking other, potentially more expensive and onerous measures to protect their privacy.

It is impractical to enter the home on the rear due to site topography, it is impractical and unnecessary to access the home without rain protection at the larger secondary entrance.

It is unnecessary to have the trash and recycling bins exposed to sun and rain and impractical to locate the bins anywhere but in the front yard due to site topography.

4. Explain how granting of the variance would not be detrimental to the public welfare or injurious to other property in the vicinity.

RESPONSE: Due to the topography and thick vegetation along the street at 85 and 95 Seafirth, the sideyard fence is not visible to any other neighbors or passers by. There would be no detrimental effect to the public welfare or harm to other property in the vicinity.

Granting a variance to allow a deeper roof-awning can only improve the experience of anyone visiting this home, presents no danger to the public and does not intrude upon other property in the area.

Granting a variance to allow a roof on the trash enclosure only improve the experience of anyone visiting this area by screening the views of refuse and recycling and may decrease the smell of the trash by protecting it from sun. It presents no danger to the public as the fence enclosure ensures that no one can collide with the roof. This roof does not intrude upon other property in the area.



TOWN OF TIBURON
 1505 Tiburon Boulevard
 Tiburon, CA 94920

Design Review Board Meeting
 June 16, 2016
 Agenda Item: **2**

STAFF REPORT

To: Members of the Design Review Board
From: Community Development Department
Subject: 168 Antonette Drive; File No. DR2016057;
 Site Plan and Architectural Review Application for Installation of Two
 (2) Exterior HVAC Units and One (1) Generator for an Existing Single-
 Family Dwelling

PROJECT DATA

ADDRESS: 168 ANTONETTE DRIVE
OWNER: JULIE AND ENGLEBERT BANGAYAN
APPLICANT: DAVID HOLSCHER (ARCHITECT)
ASSESSOR'S PARCEL: 038-111-35
FILE NUMBER: DR2016057
LOT SIZE: 90,421 SQUARE FEET
ZONING: RPD (RESIDENTIAL PLANNED DEVELOPMENT)
PRECISE PLAN: PARENTE VISTA PRECISE DEVELOPMENT PLAN
GENERAL PLAN: PD-R (PLANNED DEVELOPMENT RESIDENTIAL)
FLOOD ZONE: X
DATE COMPLETE: MAY 24, 2016

PROJECT DESCRIPTION

The applicant is requesting to install two (2) exterior air conditioning units and one (1) generator for the newly constructed single-family dwelling located at 168 Antonette Drive. All of the mechanical equipment would be screened by a new 5 foot tall retaining wall on the northwest side of the existing home. This application is being referred to the Design Review Board as the number of mechanical equipment exceeds the maximum permitted for a single-family dwelling, as stated in the Tiburon Policy and Procedure for Standards for Air Conditioning Units and Similar Mechanical Equipment.

PROJECT SETTING

The subject property slopes up from Antonette Drive. The site is bordered by homes on either sides at 140 Antonette Drive, 4885 Paradise Drive, and uphill from 145 Antonette Drive. The subject property is part of the Parente Vista Precise Development Plan, which was approved by the Town Council in 2010. The Precise Development Plan established building envelopes for the two lots.



ANALYSIS

Design Issues

The proposed location of the mechanical equipment would be on the northwest side of the dwelling and would be adjacent to trash enclosure, garage, and driveway. The mechanical equipment would be screened by a 5 foot tall retaining wall and would not be visible from the adjacent neighbors at 4885 Paradise or from 140 Antonette Drive. Both of these neighboring homes are equipped with an exterior generator.

Zoning

The Town's policy for air conditioning and similar mechanical equipment (**Exhibit 3**) states that "the proposed equipment should not exceed a total of two (2) such units if exclusively serving residential uses." The subject application proposes to install two (2) exterior air conditioning units on the property and one (1) generator.

In addition, the policy establishes a maximum sound rating for proposed equipment (in aggregate) of 65 dB at a distance of 5 feet from the property line or 55 dB at the property line for residential properties. The applicant submitted the manufacturer's specification as part of the submittal, but the specifications showed the generator noise level was 66 dB and the noise levels for the other two units were 75 dB and 76 dB, which would not meet the Town's policy for air conditioning and similar mechanical equipment.

For any mechanical equipment which does not comply with the Town's policy, the applicant must provide a letter from a qualified professional, which states that certain noise measures would be completed to reduce the noise level and to comply with the Town's policy. The applicant provided a letter (**Exhibit 4**) from an acoustical consultant stating that with a 5 foot retaining wall situated between the equipment and property line would reduce the noise from the mechanical equipment in aggregate sufficiently to comply with the 55 dB limit at the property line.

PUBLIC COMMENT

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

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.

RECOMMENDATION

Staff recommends that the Board:

The Board should review this project with respect to Zoning Ordinance Sections 16-52.020 (H) [Guiding Principles], Standards for Air Conditioning Units and Similar Mechanical Equipment, and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Sections 15303. If the Board wishes to approve the application, it is recommended that the attached conditions of approved be applied.

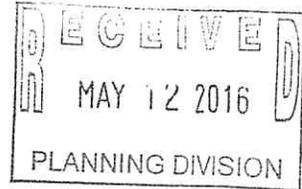
EXHIBITS

1. Conditions of Approval
2. Application and Supplemental Materials
3. Town of Tiburon Administrative Policy & Procedure, Standards for Air Conditioning Units and Similar Mechanical Equipment
4. Letter from RGD Acoustics dated November 25, 2015
5. Submitted Plans

Exhibit 1

**CONDITIONS OF APPROVAL
168 ANTONETTE DRIVE
FILE NO. DR2016057**

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 May 12, 2016, or as amended by these conditions. Any modifications to the plans dated June 8, 2016 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. The project shall comply with the recommendations by the acoustical consultant, RGD Acoustics, dated November 25, 2015, regarding the installation of a 5 foot tall retaining wall between the equipment and property line.
6. If this approval is challenged by a third party, the property owner/applicant will be responsible for defending against this challenge, with defense counsel subject to the Town's approval. 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.
7. A copy of the Planning Division's "Notice of Action" including the attached "Conditions of Approval" for this project shall be copied onto a plan sheet at the beginning of the plan set(s) submitted for building permits.
8. All previous conditions of approval of Site Plan and Architectural review Application File #713138 shall remain in effect.



TOWN OF TIBURON
LAND DEVELOPMENT APPLICATION

TYPE OF APPLICATION

- Conditional Use Permit
Precise Development Plan
Secondary Dwelling Unit
Zoning Text Amendment
Rezoning or Prezoning
General Plan Amendment
Temporary Use Permit
Design Review (DRB)
Design Review (Staff Level)
Variance(s) #
Floor Area Exception
Tidelands Permit
Sign Permit
Tree Permit
Tentative Subdivision Map
Final Subdivision Map
Parcel Map
Lot Line Adjustment
Condominium Use Permit
Seasonal Rental Unit Permit
Other

APPLICANT REQUIRED INFORMATION

SITE ADDRESS: 168 Antonette Dr. PROPERTY SIZE: 90,421
PARCEL NUMBER: 038-14-35 -039-222-19 ZONING: R0-2

PROPERTY OWNER: Julie & Englebert Bangayan
MAILING ADDRESS: 355 1st Street, unit S907
San Francisco, CA. 94105

PHONE/FAX NUMBER: E-MAIL:

APPLICANT (Other than Property Owner):
MAILING ADDRESS:

PHONE/FAX NUMBER: E-MAIL:

ARCHITECT/DESIGNER/ENGINEER David Holscher - Holscher Architecture, Inc.
MAILING ADDRESS: 1550 Tiburon Blvd. #V
Belvedere, CA. 94920

PHONE/FAX NUMBER: 415-435-5219 E-MAIL: david@harch.com

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

BRIEF DESCRIPTION OF PROPOSED PROJECT (attach separate sheet if needed):

- (N) AC #1 & AC. #2
(N) 20kw generator

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 Municipal Code, 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 attorney's fees that might result from the third party challenge.

Signature:* _____ Date: 01/11/2016

The property involving this permit request may be subject to deed restrictions called Covenants, Conditions and Restrictions (CC&Rs), which may restrict the property's use and development. These deed restrictions are private agreements and are NOT enforced by the Town of Tiburon. Consequently, development standards specified in such restrictions are NOT considered by the Town when granting permits.

You are advised to determine if the property is subject to deed restrictions and, if so, contact the appropriate homeowners association and adjacent neighbors about your project prior to proceeding with construction. Following this procedure will minimize the potential for disagreement among neighbors and possible litigation.

Signature:* _____ Date: 01/11/2016

****If other than owner, must have an authorization letter from the owner or evidence of de facto control of the property or premises for purposes of filing this application***

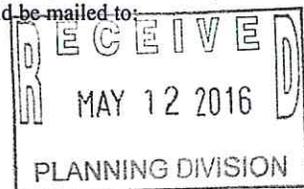
NOTICE TO APPLICANTS

Pursuant to California Government Code Section 65945, applicants may request to receive notice from the Town of Tiburon of any general (non-parcel-specific), proposals to adopt or amend the General Plan, Zoning Ordinance, Specific Plans, or an ordinance affecting building or grading permits.

If you wish to receive such notice, then you may make a written request to the Director of Community Development to be included on a mailing list for such purposes, and must specify which types of proposals you wish to receive notice upon. The written request must also specify the length of time you wish to receive such notices (s), and you must provide to the Town a supply of stamped, self-addressed envelopes to facilitate notification. Applicants shall be responsible for maintaining the supply of such envelopes to the Town for the duration of the time period requested for receiving such notices.

The notice will also provide the status of the proposal and the date of any public hearings thereon which have been set. The Town will determine whether a proposal is reasonably related to your pending application, and send the notice on that basis. Such notice shall be updated at least every six weeks unless there is no change to the contents of the notice that would reasonably affect your application. Requests should be mailed to:

Town of Tiburon
Community Development Department
Planning Division
1505 Tiburon Boulevard
Tiburon, CA 94920
(415) 435-7390 (Tel) (415) 435-2438(Fax)
www.townoftiburon.org

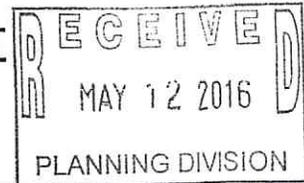


DO NOT WRITE BELOW THIS LINE

DEPARTMENTAL PROCESSING INFORMATION

Application No.: DR2016057	GP Designation:	Fee Deposit: \$485
Date Received: 5/12/2016	Received By: LS	Receipt #: R1170
Date Deemed Complete: 5/24/16	Action:	By: [Signature]
Acting Body:		Date:
Conditions of Approval or Comments: _____	Resolution or Ordinance # _____	

MINOR ALTERATION SUPPLEMENT



Please fill in the information requested below:

1. Briefly describe the proposed project (attach separate sheet as needed):
 - (N) AC. #1 & A.C #2
 - (N) 20kw generator

2. Lot area in square feet (Section 16-100.020(L))*: 90,421 Zoning: R0-2

3. Square footage of Landscape Area: NO CHANGE

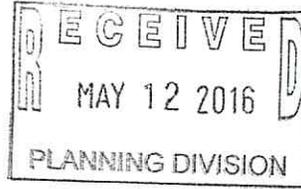
4. Proposed use of site (example: single family residential, commercial, etc.):
 Existing Single family residential
 Proposed Single family residential

5. Describe any changes to parking areas including number of parking spaces, turnaround or maneuvering areas.
No change

TO BE COMPLETED BY APPLICANT				STAFF USE ONLY	
ITEM	EXISTING	PROPOSED ADDITION AND/OR ALTERATION	PROPOSED	CAL-CULATED	PER ZONE
Yards (Setbacks from property line) (Section 16-100.020(Y))* Front	N/A ft.	ft.	N/A ft.	ft.	ft.
Rear	N/A ft.	ft.	N/A ft.	ft.	ft.
Right Side	N/A ft.	ft.	N/A ft.	ft.	ft.
Left Side	N/A ft.	ft.	N/A ft.	ft.	ft.
Maximum Height (Section 16-30.050)*	N/A ft.	ft.	N/A ft.	ft.	ft.
Lot Coverage (Section 16-30.120(B))*	N/A sq.ft.	NO CHANGE sq.ft.	5427 sq.ft.	sq.ft.	sq.ft.
Lot Coverage as Percent of Lot Area	N/A %	NO CHANGE %	6.0 %	%	%
Gross Floor Area (Section 16-100.020(F))*	N/A sq.ft.	NO CHANGE sq.ft.	6000 sq.ft.	sq.ft.	sq.ft.

*Section numbers refer to specific provisions or definitions in the Tiburon Municipal Code, Title IV, Chapter 16 (Zoning)

16/20/22 kW



GENERAC®

GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

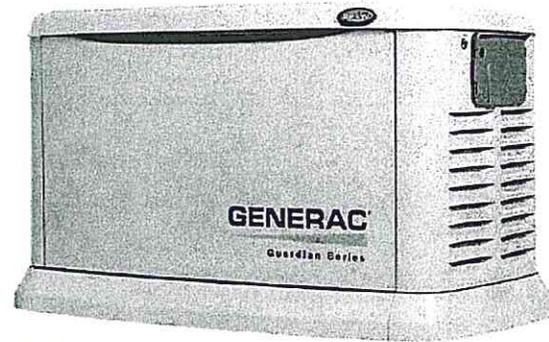
16/20/22 kW
1 of

INCLUDES:

- True Power™ Electrical Technology
- Two Line LCD Multilingual Digital Evolution™ Controller (English/Spanish/French/Portuguese)
- Two Transfer Switch Options Available:
100 Amp Pre-Wired Switch or
200 Amp Service Rated Switch.
See Page 4 for Details.
- Electronic Governor
- External Main Circuit Breaker, System Status & Maintenance Interval LED Indicators
- GFCI Duplex Outlet
- Sound Attenuated Enclosure
- Flexible Fuel Line Connector
- Composite Mounting Pad
- Natural Gas or LP Gas Operation
- 5 Year Limited Warranty
- Capability to be installed within 18" (457 mm) of a building*

Standby Power Rating

- Models 006459-2, 006461-1, 006462-2 (Steel - Bisque) - 16 kW 60 Hz
- Model 006721-1 (Aluminum - Gray) - 16 kW 60 Hz
- Models 006729-2, 006730-1 (Steel - Bisque) - 20 kW 60 Hz
- Models 006551-2, 006552-1 (Aluminum - Gray) - 22 kW 60 Hz



QUIET-TEST™

Note: CUL certification only applies to unbundled units and units packaged with pre-wired switches. Units packaged with the Smart Switch are UL certified in the USA only.

*Only if located away from doors, windows and fresh air intakes, and unless otherwise directed by local codes.

FEATURES

- **INNOVATIVE DESIGN & PROTOTYPE TESTING** are key components of GENERAC'S success in "IMPROVING POWER BY DESIGN." But it doesn't stop there. Total commitment to component testing, reliability testing, environmental testing, destruction and life testing, plus testing to applicable CSA, NEMA, EGSA, and other standards, allows you to choose GENERAC POWER SYSTEMS with the confidence that these systems will provide superior performance.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED**
 - ✓ **SYSTEM TORSIONAL TESTED**
 - ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **MOTOR STARTING ABILITY**
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION.** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES.** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line includes its own transfer systems and controls for total system compatibility.

GENERAC PROMISE



* Built in the USA using domestic and foreign parts.

16/20/22 kW**Engine**

- Generac (OHVI) design Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings helps the engine run cooler, reducing oil consumption resulting in longer engine life.
- Quiet-Test™ Greatly reduces sound output and fuel consumption during bi-weekly exercise, compared to other brands.
- "Spiny-lok" cast iron cylinder walls Rigid construction and added durability provide long engine life.
- Electronic ignition/spark advance These features combine to assure smooth, quick starting every time.
- Full pressure lubrication system Pressurized lubrication to all vital bearings means better performance, less maintenance and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.
- Low oil pressure shutdown system Shutdown protection prevents catastrophic engine damage due to low oil.
- High temperature shutdown Prevents damage due to overheating.

Generator

- Revolving field Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.
- Skewed stator Produces a smooth output waveform for compatibility with electronic equipment.
- Displaced phase excitation Maximizes motor starting capability.
- Automatic voltage regulation Regulates the output voltage to $\pm 1\%$ prevents damaging voltage spikes.
- UL 2200 listed For your safety.

Transfer Switch

- Fully automatic Transfers your vital electrical loads to the energized source of power.
- Pre-wired, color-coded conduits (Pre-wired switches only) Ensures the easiest, trouble-free installation.
- Remote mounting Mounts near your existing distribution panel for simple, low-cost installation.

Evolution™ Controls

- Auto/Manual/Off illuminated buttons Selects the operating mode and provides easy, at-a-glance status indication in any condition.
- Two-line LCD multilingual display Provides homeowners easily visible logs of history, maintenance and events up to 50 occurrences.
- Sealed, raised buttons Smooth, weather-resistant user interface for programming and operations.
- Utility voltage sensing Constantly monitors utility voltage, setpoints 60% dropout, 80% pick-up, of standard voltage.
- Generator voltage sensing Constantly monitors generator voltage to ensure the cleanest power delivered to the home.
- Utility interrupt delay Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.
- Engine warm-up Ensures engine is ready to assume the load, setpoint approximately 5 seconds.
- Engine cool-down Allows engine to cool prior to shutdown, setpoint approximately 1 minute.
- Programmable exerciser Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.
- Smart battery charger Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature.
- Electronic governor Maintains constant 60 Hz frequency.

Unit

- SAE weather protective enclosure Sound attenuated enclosure ensures quiet operation and protection against mother nature, withstanding winds up to 150 mph. Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.
- Enclosed critical grade muffler Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
- Small, compact, attractive Makes for an easy, eye appealing installation, as close as 18" away from a building.*

Installation System

- 1 ft (305 mm) flexible fuel line connector Absorbs any generator vibration when connected to rigid pipe.
- Composite mounting pad Eliminates the need to pour a concrete pad unless required by local municipalities.

16/20/22 kW

Generator

Model	006459-2, 006461-1, 006462-2, 006721-1 (16 kW)	006729-2, 006730-1, (20 kW)	006551-2, 006552-1 (22 kW)
Rated Maximum Continuous Power Capacity (LP)	16,000 Watts*	20,000 Watts*	22,000 Watts*
Rated Maximum Continuous Power Capacity (NG)	16,000 Watts*	18,000 Watts*	19,500 Watts*
Rated Voltage	240	240	240
Rated Maximum Continuous Load Current – 240 Volts (LP/NG)	66.6/66.6	83.3/75	91.6/81.3
Total Harmonic Distortion	Less than 5%	Less than 5%	Less than 5%
Main Line Circuit Breaker	65 Amp	90 Amp	100 Amp
Phase	1	1	1
Number of Rotor Poles	2	2	2
Rated AC Frequency	60 Hz	60 Hz	60 Hz
Power Factor	1.0	1.0	1.0
Battery Requirement (not included)	Group 26R, 12 Volts and 525 CCA Minimum		
Unit Weight (lb/kg)	455/206.4 (Steel) 419/190 (Aluminum)	505/229	476/216
Dimensions (L x W x H) in/mm	48 x 25 x 29/1218 x 638 x 732		
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	66	66	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	60	60	58
Exercise duration	5 min	5 min	5 min

Engine

	GENERAC OHVI V-TWIN	GENERAC OHVI V-TWIN	GENERAC OHVI V-TWIN
Type of Engine	GENERAC OHVI V-TWIN	GENERAC OHVI V-TWIN	GENERAC OHVI V-TWIN
Number of Cylinders	2	2	2
Displacement	992 cc	999 cc	999 cc
Cylinder Block		Aluminum w/ Cast Iron Sleeve	
Valve Arrangement	Overhead Valve	Overhead Valve	Overhead Valve
Ignition System	Solid-state w/ Magneto	Solid-state w/ Magneto	Solid-state w/ Magneto
Governor System	Electronic	Electronic	Electronic
Compression Ratio	9.5:1	9.5:1	9.5:1
Starter	12 Vdc	12 Vdc	12 Vdc
Oil Capacity Including Filter	Approx. 1.9 qt/1.8 L	Approx. 1.9 qt/1.8 L	Approx. 1.9 qt/1.8 L
Operating rpm	3,600	3,600	3,600
Fuel Consumption			
Natural Gas	ft ³ /hr (m ³ /hr)		
1/2 Load	193 (5.47)	205 (5.8)	184 (5.21)
Full Load	312 (8.83)	308 (8.72)	281 (7.96)
Liquid Propane	ft ³ /hr (gal/hr) [l/hr]		
1/2 Load	72.4 (1.9) [7.2]	75.6 (2.08) [7.87]	83 (2.16) [8.16]
Full Load	130 (3.19) [12.07]	140 (3.85) [14.57]	127 (3.68) [13.94]

Note: Fuel pipe must be sized for full load. Required fuel pressure to generator fuel inlet at all load ranges - 3.5-7" water column (7-13 mm mercury) for natural gas, 10-12" water column (19-22 mm mercury) for LP gas. For Btu content, multiply ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG)

Controls

2-Line Plain Text Multilingual LCD Display	
Mode Buttons:	Simple user interface for ease of operation.
Auto	Automatic Start on Utility failure, 7 day exerciser.
Manual	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
Off	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance Messages	Standard
Engine Run Hours Indication	Standard
Programmable start delay between 2-1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility Adjustable (Brownout Setting)	From 140-171 V/190-216 V
Future Set Capable Exerciser/Exercise Set Error Warning	Standard
Run/Alarm/Maintenance Logs	50 Events Each
Engine Start Sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter Lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC Warning	Standard
Low Battery/Battery Problem Protection and Battery Condition Indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring Protection	Standard
Common External Fault Capability	Standard
Field Upgradable Firmware	Standard

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 and DIN6271). * Maximum wattage and current are subject to and limited by such factors as fuel Btu/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases about 3.5 percent for each 1,000 feet (304.8 meters) above sea level; and also will decrease about 1 percent for each 6 °C (10 °F) above 16 °C (60 °F).

16/20/22 kW

Pre-wired Features

available on Steel 16 kW models only

- Electrically operated, mechanically-held contacts for fast, positive connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2 pole, 250 VAC contactors.
- 30 millisecond transfer time.
- Dual coil design.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA 1 (indoor rated) enclosure is standard on the pre-wired switch.
- Multi listed for use with 1" standard, tandem, GFCI and AFCI breakers from Siemens, Murray, Eaton and Square D for the most flexible and cost effective install.
- Pre-wired 30 foot (9.1 meter) whip to connect to the provided 5 foot pre-wired whip and external connection box.
- Pre-wired 2 foot (0.61 meter) whip, color coded to connect into the existing electrical panel.

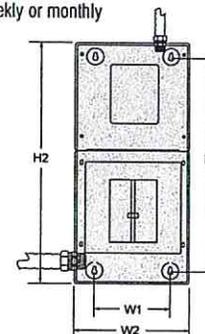
Model	006461-1 (16 kW)	
No. of Poles	2	
Current Rating (Amps)	100	
Voltage Rating (VAC)	120/240, 1Ø	
Utility Voltage Monitor (Fixed)*	-Pick-up	80%
	-Dropout	60%
Return to Utility*	approx. 15 sec.	
Exercise bi-weekly for 12 minutes*	Standard	
UL Listed	Standard	
Total of Pre-wired Circuits	16	
	No. 15 A 120 V	5
	No. 20 A 120 V	5
	No. 20 A 240 V	1
	No. 30 A 240 V	-
	No. 40 A 240 V	1
	No. 50 A 240 V	1
Circuit Breaker Protected	Available RMS Symmetrical Fault Current @ 250 Volts	
	10,000	

*Function of Evolution Controller
Exercise can be set to weekly or monthly

Dimensions

Mechanical Dimensions					
	Height		Width		Depth
	H1	H2	W1	W2	
in	23.5	26.4	8.3	12.6	6.3
mm	597	671.7	211	320.7	159.6

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
2/0 - #14	2/0 - #14	2/0 - #14



Service Rated Switch Features

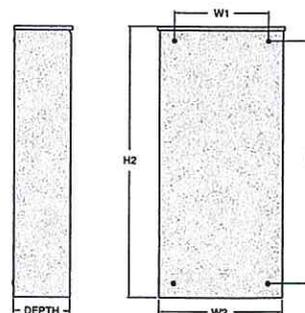
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 2 pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- NEMA/UL 3R aluminum outdoor enclosure.
- Main contacts are silver plated or silver alloy to resist welding and sticking.

Model	006462-2 (16 kW)/006729-2 (20 kW)/006551-2 (22 kW)	
No. of Poles	2	
Current Rating (Amps)	200	
Voltage Rating (VAC)	120/240, 1Ø	
Utility Voltage Monitor (Fixed)*	-Pick-up	80%
	-Dropout	60%
Return to Utility*	approx. 13 sec.	
Exercise weekly for 12 minutes*	Standard	
UL Listed	Standard	
Enclosure Type	NEMA/UL 3R	
Withstand Rating (Amps)	22,000	
Lug Range	250 MCM - #6	

*Function of Evolution Controller

Dimensions

	200 Amps 120/240, 1Ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	27.24	30.0	11.4	13.5	7.09
mm	692.0	762.4	289.0	343.0	180.0



16/20/22 kW

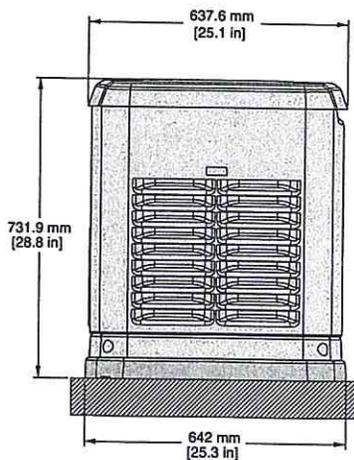
available accessories

Model #	Product	Description
006463-3	Mobile Link™	Generac's Mobile Link allows you to check the status of your generator from anywhere that you have access to an Internet connection from a PC or with any smart device. You will even be notified when a change in the generator's status occurs via e-mail or text message. Available in the U.S. only.
005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product (excluding PowerPact®).
006212-0	Cold Weather Kit	If the temperature regularly falls below 32 °F (0 °C), a cold weather kit is required to maintain optimal battery and oil temperatures. Kit consists of a battery warmer and oil filter heater with built-in thermostats.
005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load you may not need. Not compatible with 50 amp pre-wired switches.
005839-0 - Bisque 005666-0 - Gray	Fascia Base Wrap Kit* (Standard on 22 kW)	The fascia base wrap snaps together around the bottom of the new air cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
005703-0 - Bisque 005704-0 - Gray	Paint Kit*	If the generator enclosure is scratched or damaged, it is important to touch-up the paint to protect from future corrosion. The paint kit includes the necessary paint to properly maintain or touch-up a generator enclosure.
006484-0 - 16 kW 006485-0 - 20 & 22 kW	Scheduled Maintenance Kit	Generac's scheduled maintenance kits provide all the hardware necessary to perform complete routine maintenance on a Generac automatic standby generator.
006664-0	Wireless Remote Monitor	Completely wireless and battery powered, Generac's wireless remote monitor provides you with instant status information without ever leaving the house. Not compatible with CorePower or EcoGen systems.
006873-0	Smart Management Module (50 Amps)	Smart Management Modules are used in conjunction with the Automatic Transfer Switch to increase its power management capabilities. It provides additional power management flexibility not found in any other power management system.

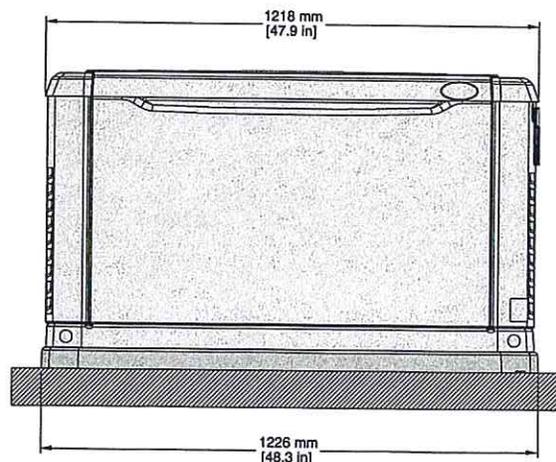
* Note: Bisque kits are used in conjunction with steel enclosures. Gray kits are used in conjunction with aluminum enclosures.

dimensions & UPCs

Dimensions shown are approximate. Refer to installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.



LEFT SIDE VIEW



FRONT VIEW

Model	UPC
006459-2	696471064599
006461-1	696471064612
006721-1	696471067217
006729-2	696471067293
006730-1	696471067309
006551-2	696471065510
006552-1	696471065527
006462-2	696471064629

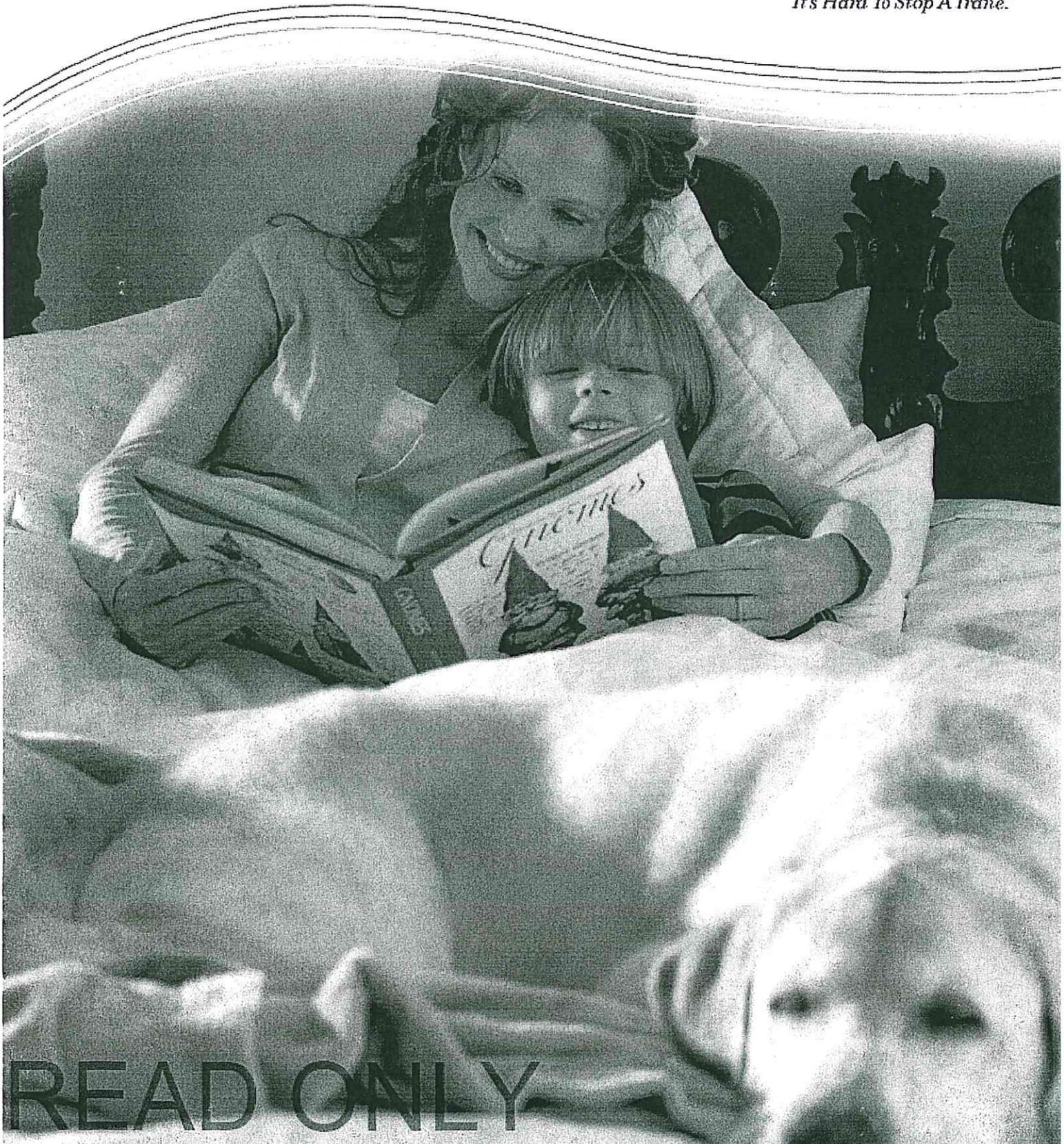


Trane TruComfort™
Variable Speed Systems
Our quietest and most precise
comfort experience.

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It's Hard To Stop A Trane.®



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Put your comfort on cruise control.

Trane TruComfort™ Variable Speed systems maintain a consistent temperature with maximum efficiency by automatically making minor, continuous adjustments in output all day long, all night long. The result is efficient, affordable and reliable comfort, like you have never seen before.

XV20i
Heat Pump or
Air Conditioner



XV18
Heat Pump or
Air Conditioner

Variable Speed. We started it, then perfected it.

Variable speed is not new technology for Trane. It's technology perfected. Trane was the first in the industry to apply variable speed technology to residential air conditioning. Now Trane brings variable speed technology to the next level, with a system that intuitively adjusts to changing heating and cooling needs, working only as hard as it has to and often at lower, more efficient and quieter speeds.

Trane TruComfort™ technology builds on our tradition of reliability and innovation.



Consistent, efficient, precise comfort at very low sound levels.

Superior whole-house air filtration when used with Trane CleanEffects™. (See back page)

Next level humidity control for ultimate comfort and efficiency.

Tortured and tested to our reliability standards, unrivaled in the industry today.

Consistent, Quiet Comfort

Trane TruComfort™ systems deliver precise comfort by running at the exact speed necessary to keep your home comfortable. By lowering output capacity and operating speed, they provide efficient and consistent comfort. Additionally, TruComfort™ heat pumps are able to slow fan speeds down as outdoor temperatures drop to reduce cold spots and use of supplemental heat. What's more, sound levels at the lowest speed are an impressive 55 dB on an air conditioner and 54 dB on a heat pump. For sound comparison, a typical home refrigerator operates at 45 dB.

humidity. These reduced humidity levels will allow you to adjust your system to a more efficient setting, while you enjoy improved comfort and efficiency.

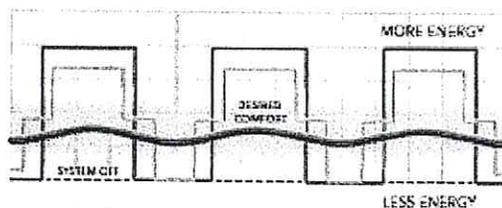
Trane Reliability

For over 100 years, Trane has built a legacy of providing comfort systems like no other, featuring uncompromising quality, innovation and reliability. When it comes to heating and cooling homes, people view Trane equipment as the most reliable and the longest lasting in the industry.* The legacy lives on today with Trane's TruComfort™ Variable Speed systems. The XV20i or XV18, when matched with an indoor variable speed product, creates a whole new level of Trane reliability and consistency that you feel in the air around you and see in month to month energy savings.

Enhanced Humidity Control

Trane TruComfort™ systems efficiently circulate air around-the-clock to keep your home's humidity levels at a minimum. Longer run times at lower speeds consistently remove more moisture from the air, reducing

*Independent 2012 HVAC Claim Study, funded by Ingersoll Rand

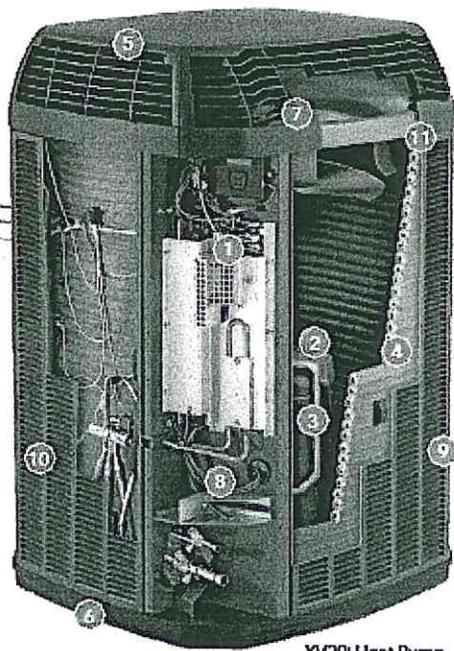
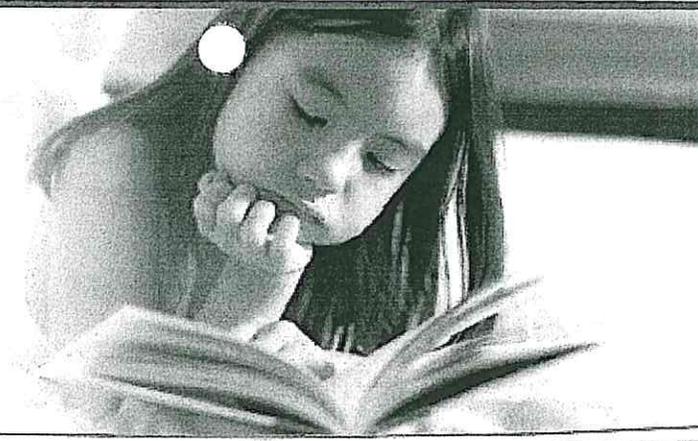


Trane TruComfort™ systems eliminate uncomfortable temperature swings by staying within 1/2° degree of your setting.

By automatically reducing its output capacity and through longer run times, Trane TruComfort™ systems operate at more efficient, quieter speeds rather than cycling on and off to maintain your desired comfort settings. The graphic shows output capacity compared to airflow on conventional single and two-stage systems.

Trane TruComfort™ Technology Single-Stage Two-Stage

READ ONLY



XV20i Heat Pump

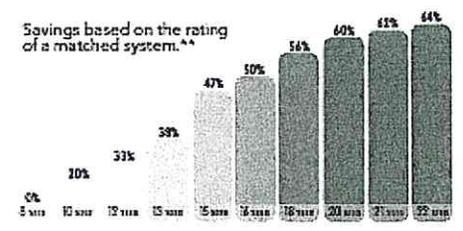
- 1 ComfortLink™ II Communicating Control Board and Unique Refrigerant Cooled Inverter Drive**
Powers the compressor and controls communication between components to optimize your comfort and efficiency.
- 2 Climatuff® Variable Speed Compressor**
The heart of Trane TruComfort™ technology automatically adjusts itself while maintaining constant and consistent speeds that avoid temperature swings in the home. Trane tested, tried and true.
- 3 Compressor Sound Insulator**
Reduces operating sound for a quieter home environment.
- 4 All-Aluminum Spine Fin™ Coil**
Designed to enhance airflow and heat transfer while resisting corrosion and leaks, far better than traditional copper and aluminum coils.
- 5 WeatherGuard™ II Top**
Attractive, durable polycarbonate for lasting protection and unique quality design.
- 6 DuraTuff™ Rustproof Basepan**
Won't crack, corrode, rust or warp.
- 7 Integrated Fan System**
Unique blade-down design improves airflow, enhances performance and reduces sound levels.
- 8 Simplified Two-Wire Connection**
Allows for easier installation while reducing the need for structural modifications.
- 9 Full-Sided Louvered Panels**
Galvanized steel panels protect internal components while preserving airflow efficiency.
- 10 Powder-Paint Finish**
Virtually indestructible for maximum protection against corrosion and rust, and years of reliable protection.
- 11 WeatherGuard™ Fasteners**
Zinc-coated for corrosion resistance and longer life.

Features and components may vary by model and are shown for illustration purposes only. As part of our continuous product improvement, Trane reserves the right to change specifications and design without notice.

Save an average of up to \$576 on energy costs each year.*

System efficiency is measured in SEER, (Seasonal Energy Efficiency Ratio) and HSPF (Heating Seasonal Performance Factor). The higher the SEER and HSPF, the greater the system's energy efficiency, and the lower the overall carbon footprint of your household.

System	Type	Efficiency Rating
XV20i	Air Conditioner	up to 22 SEER
XV20i	Heat Pump	up to 21 SEER/10 HSPF
XV18	Air Conditioner	up to 18 SEER
XV18	Heat Pump	up to 18 SEER/10 HSPF



* Based on Energy Star's Savings Calculator for a 3-ton 21 SEER/10 HSPF heat pump and programmable thermostat versus the industry standard 13 SEER/7.7 HSPF 3-ton heat pump and standard thermostat in St. Louis, MO.

** The majority of systems installed prior to 2006 are 10 SEER or lower. Potential energy savings may vary depending on your lifestyle, system settings, equipment maintenance, local climate, home construction and installation of equipment and duct system.



Trane TruComfort™ systems work seamlessly with Trane's smart controls and Nexia™ Home Intelligence, allowing you to manage your home's heating and cooling remotely via any web-enabled smartphone, tablet or computer. In addition to climate control, Nexia™ Home Intelligence can be expanded to include remote management of locks, video surveillance, lights, shades, garage doors, energy usage, and more, from wherever life takes you.*

See www.nexiahome.com for the latest information.

* Subscription required with certain security features.



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Independent Trane dealers value reliability as much as you do.

Your independent Trane dealer knows his or her reputation is made at every sale, and with every installation. Therefore, they are as personally invested in your comfort as you are, and take great pride in creating your perfect indoor environment. Trane dealers are some of the most highly trained in the business, with advanced technical skills to

optimize every installation and solve any issue. They have an extensive understanding of the movement and conditioning of air, and the expertise to create a perfectly balanced, ultra-efficient system for every home. Trane dealers believe in doing the job right, every time. Otherwise, they wouldn't be Trane dealers.

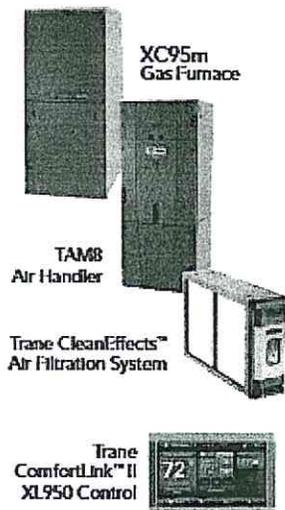
Take comfort in our warranties.

The Trane TruComfort™ systems Registered Limited Warranty terms* include: 12 year limited warranty on compressor, 10 year limited warranty on outdoor coil, and 10 year limited warranty on internal functional

parts. An option to purchase transferability of your Registered Limited Warranty is available. For all coverage options, check with your independent Trane dealer.

*Registered Limited Warranty terms are available when you register within 60 days of installation. You can register online at Trane.com or by phone at 800.554.6413, otherwise Trane's Base Limited Warranty terms will apply. Base Limited Warranty information on specific products can be found on Trane.com. Ask your dealer for full warranty information at time of purchase. Warranties are for residential and multi-family use only, some exclusions may apply.

Because Trane's Communicating systems match up perfectly, you get even more comfort for your family.



When you choose a Trane Communicating Variable Speed system, you get a family of communicating components that are designed to work seamlessly with each other. The result is not only your ideal home environment, but also the most reliable, clean and comfortable home possible.

of allergens from filtered air. The more consistent and constant airflow of a Trane TruComfort™ Variable Speed system maximizes the advantage of Trane CleanEffects™ technology for the ultimate whole-house air cleaning solution.

INSIDE AND OUT. The real benefits of variable speed happen when your outdoor air conditioner or heat pump and your indoor furnace or air handler both use Trane TruComfort™ technology. Ask your dealer for the right match for your home and comfort expectations.

SMART CONNECTED CONTROL. A powerful indoor comfort system requires a powerful user control. The Trane ComfortLink™ II XL950 is a home energy management tool that you can control from wherever you go via your smart phone or mobile device. It can even do the little things like remind you and/or your dealer to change or clean the filter.

THE CLEANEST AIR ON THE PLANET. Trane CleanEffects™ is the most effective whole-house air filtration system available, removing up to 99.98%



Ingersoll Rand (NYSE:IR) advances the quality of life by creating comfortable, sustainable and efficient environments. Our people and our family of brands—including Club Car®, Ingersoll Rand®, Thermo King® and Trane®—work together to enhance the quality and comfort of air in homes and buildings; transport and protect food and perishables; and increase industrial productivity and efficiency. We are a global business committed to a world of sustainable progress and enduring results.



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TOWN OF TIBURON

Administrative Policy and Procedure

Number: 2006-03

Effective: July 26, 2006

Authority: Director of Community Development

Standards for Air Conditioning Units and Similar Mechanical Equipment

PURPOSE:

To provide guidance for Site Plan and Architectural Review of air conditioning units and similar mechanical equipment.

BACKGROUND:

Many properties in Tiburon contain windows and/or outdoor living or outdoor use areas that are in close proximity to adjoining properties. Commercial uses are also occasionally located near residential properties. The installation of air conditioning units or other similar mechanical equipment may potentially have adverse noise and aesthetic impacts on neighboring properties. For these reasons, Site Plan and Architectural Review approval is required for installation or relocation of exterior air conditioning or heating (HVAC) units, generators, or similar noise-generating mechanical equipment, pursuant to Title IV, Chapter 16, Section 16-52.020(B)(3) of the Tiburon Municipal Code.

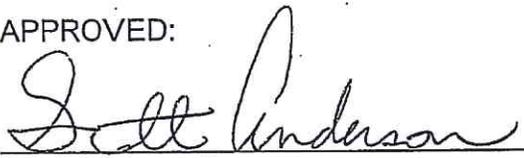
POLICY:

In determining the completeness of, and in reviewing the merits of, Site Plan and Architectural Review applications involving air conditioning units or similar noise-generating mechanical equipment, the Director or his designee shall require sufficient information to find the following prior to approval:

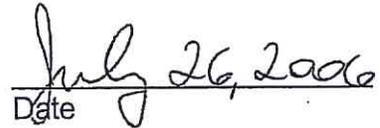
1. For residential properties, the proposed equipment (in aggregate) would not generate more than 65 decibels according to the manufacturer's specifications. If the specifications exceed 65 decibels, noise baffles or other sound reduction methods shall be required to reduce the noise output to 65 decibels at a distance of five (5) feet, or would reduce the decibel level to 55 at the nearest property line. The burden shall be on the applicant to demonstrate compliance.

2. For non-residential properties, the proposed equipment (in aggregate) would (according to the manufacturer's specifications) comply with the "Normally Acceptable" noise exposure limits contained in the Noise and Land Use Compatibility Guidelines (below) of the Tiburon General Plan for the designated land use category. If the specifications exceed the "Normally Acceptable" limits, noise baffles or other sound reduction methods shall be required to reduce the noise levels to comply with these limits. The burden shall be on the applicant to demonstrate compliance.
3. The proposed equipment (if ground-mounted) has adequate screening to substantially conceal it from view from adjacent properties and public right-of ways by means of landscaping and/or fencing.
4. The proposed equipment does not exceed a total of two (2) such units if exclusively serving residential uses.
5. The location of the proposed equipment minimizes the noise and aesthetic impacts upon adjoining properties. If this criterion is not met, then a qualified heating, ventilation, and air conditioning (HVAC) professional shall certify in writing that the proposed equipment cannot feasibly be placed in another location that would minimize noise and aesthetic impacts on adjoining properties.

APPROVED:



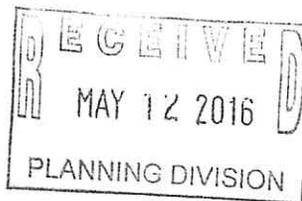
Scott Anderson
Director of Community Development


Date

NOISE AND LAND USE COMPATIBILITY GUIDELINES

Land Use Category	Community Noise Exposure, Ldn or CNEL, in dB						
	55	60	65	70	75	80	85
Residential (interior noise levels not to exceed 45 dBA Ldn)							
Transient Lodging, Motels, Hotels							
Schools, Libraries, Churches, Hospitals, Nursing Homes							
Auditoriums, Concert Halls, Amphitheaters							
Sports Arenas, Outdoor Spectator Sports							
Playgrounds, Neighborhood Parks, Tennis Courts, Outdoor Recreation							
Water Recreation, Riding Stables, Golf Courses, Cemeteries							
Office Buildings, Business, Commercial & Professional							
Industrial, Manufacturing, Utilities, Agriculture							
	Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.						
	Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design.						
	Normally Unacceptable: New construction or development should be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.						
	Clearly Unacceptable: New construction or development clearly should not be undertaken.						

Source: *Tiburon 2020* (General Plan Noise Element, p. 7-2)



Acoustical & Audiovisual Consultants

25 November 2015

David Holscher
Holscher Architecture
1550 Tiburon Boulevard
Belvedere, California 94920

Subject: Generator and Air-Conditioner Noise
Project: 168 Antonette Drive, Tiburon
RGD #: 15-062

Dear David:

We have completed our analysis of the noise level associated with the proposed equipment to be installed at the subject residence. This letter summarizes our analysis and presents our findings.

The project includes a generator and two air-conditioners along the west side of the residence. The proposed generator is a 20 kW Generac Guardian and has a sound level rating of 66 dBA at 23 feet operating at normal load. The air-conditioners are Day & Night Model N4A5 (one unit has a cooling capacity of 3 tons and the other 4 tons). The sound ratings of these units are a sound power level of 75 dBA and 76 dBA (per ARI 270).

The Town of Tiburon has a document entitled "Standards for Air conditioning Units and Similar Mechanical Equipment." The noise performance standard is as follows:

For residential properties, the proposed equipment (in aggregate) would not generate more than 65 decibels according to the manufacturer's specification. If the specifications exceed 65 decibels, noise baffles or other sound reduction methods shall be required to reduce the noise output to 65 decibels at a distance of five (5) feet, or would reduce the decibel level to 55 at the nearest property line.

The nearest residential property line is 66 feet to the west of the proposed equipment location. There project includes a 5 foot high retaining wall between the equipment and the property line. The noise level at the property line was calculated based on a standard attenuation rate of 6 dBA per doubling of distance. The attenuation provided by the retaining wall walls calculated using published methodology¹. A factor was also included in the calculation to account for the acoustical reflection from the house.

Based on these calculations the property line noise level is 52 dBA with all the equipment operating. This sound level is dominated by the generator (without the generator, the two air-conditioners generate a property line noise level of 39 dBA). Since the property line noise level is less than 55 dBA, the equipment satisfies the Town of Tiburon's equipment noise performance standard.

This concludes our analysis. Please call if you have any questions or comments.

*

*

*

Sincerely,



Harold S. Goldberg, P.E.
Principal
RGD Acoustics, Inc.

File Name: Document3

¹Noise Control for Buildings and Manufacturing Plants, Laymon Miller, 1981