

**DESIGN REVIEW BOARD  
AGENDA**

**TOWN OF TIBURON  
1/20/05  
1505 TIBURON BOULEVARD  
TIME 7:00 P.M.  
TIBURON, CA 94920  
NO.: #1**

**DATE:  
MEETING  
AGENDA**

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**PLEASE NOTE:** In order to give all interested persons an opportunity to be heard, and to ensure the presentation of all points of view, members of the audience should:

*(1) Always address the Chair; (2) State name for the record; (3) State views/concerns succinctly; (4) Limit presentation to three minutes; (5) Speak directly into microphone and (6) All documents submitted at the meeting must first be submitted at the Staff table, to be entered into the record and retained by the Town.*

*If an item is continued, it is the responsibility of interested parties to note the new meeting date. Notices will not be sent out for items continued to a specific date.*

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**A. ROLL CALL:** Chair Beales, Boardmembers Bird, Figour, O'Donnell and Teiser

**B. PUBLIC COMMENTS (FOR ITEMS NOT ON THE AGENDA)**

**C. STAFF BRIEFING**

**D. OLD BUSINESS BEFORE THE BOARD**

1. 7 Hillcrest Drive                      Strotz                      New Dwelling  
**CONTINUED TO 2/17/05**

**E. NEW BUSINESS BEFORE THE BOARD**

2. 20 Southridge Drive West      Coleman                      Additions/Variances  
**CONTINUED TO 2/17/05**

3. 90 Taylor Road                      Bauman                      New Dwelling  
**CONTINUED TO 2/3/05**

4. 1647/1651 Tiburon Blvd.      Larkspur Hotels, LLC      Hotel/Restaurant Expansion  
**APPROVED**

**F. MINUTES OF THE 12/16/04 D.R.B. MEETING – APPROVED AS AMENDED**

**G. ADJOURNMENT 8:15 P.M.**

**MINUTES #1  
TIBURON DESIGN REVIEW BOARD  
MEETING OF JANUARY 20, 2005**

The meeting was opened at 7:00 p.m. by Chair Beales.

**A. ROLL CALL**

Present: Chair Beales, Boardmembers Figour, O'Donnell and Teiser

Absent: Boardmember Bird

Ex-Officio: Planning Manager Watrous and Minutes Clerk Flanagan

**B. PUBLIC COMMENTS**

No one spoke during this time.

**C. STAFF BRIEFING**

Planning Manager Watrous reported that the applicant for 7 Hillcrest Drive has indicated that he would prefer a continuance to the February 17, 2005 meeting.

**D. OLD BUSINESS BEFORE THE BOARD**

- 1. 7 HILLCREST DRIVE STROTZ NEW DWELLING:  
CONTINUED TO 2/17/05**

**E. NEW BUSINESS BEFORE THE BOARD**

- 2. 20 SOUTHRIDGE DRIVE WEST COLEMAN, ADDITIONS/VARIANCES**

Boardmember Figour recused himself from this hearing.

The applicant is requesting design review approval for the construction of additions to an existing single-family dwelling on property located at 20 Southridge Drive West. The property is currently developed with a one-story residence. The proposed project would involve the construction of several additions to the main floor of the existing house as well as the construction of a new second story. The main floor would be reconfigured to add a new family room and office, remove two bedrooms, and relocate the living room and dining room. The proposed second story would include a new master bedroom suite, two additional bedrooms and bathrooms, and a new playroom/laundry room. New decks would be constructed off the main floor family room and living room and living room, and off the upstairs master bedroom. A new 4'6" stucco wall would be constructed along

the front property line in front of the entry to the house. Variances are requested for reduced front and side yard setbacks and excess lot coverage.

David Holscher, architect, discussed the project.

Theresa Coleman, owner, stated she is friends with the Carters, who wrote a letter raising objections to the project. She noted that the Carters also have a two-story home.

There was no public comment.

Boardmember O'Donnell stated that he spoke to all the neighbors except the Carters and all were very supportive. He said that when he first looked at the plans, he was concerned that the project would put a box on a sloping lot, but he felt that the architect has tried to create different levels to break up the mass of the building. He noted that the neighbors are supportive of the setback variances. He said that this property has a very small building envelope and little opportunity to go out without creating view problems for the neighbors. He noted that he was not fond of the architectural style, but he could make the variance findings.

Boardmember Teiser stated that he had no problems with the variances or the two-story design. He said that he would prefer the second story to be more spread out, but since the neighbors do not object, the layout was acceptable. He stated that there are no other Mediterranean style homes in the neighborhood, and this design would be out of character with its surroundings.

Chair Beales stated that he also has no problem with the variances. He said that the house was getting close to being overbuilt, but he understood the need for additional living space. He said that the second floor area could be reduced in size or moved downhill. He noted that there are trees that already screen the views of the neighbors. He said that he would like to see the house seriously stepped into the hillside. He felt that the Mediterranean architecture was totally inappropriate for the neighborhood. He noted that there are other two-story homes along this street, but these homes have been designed with the upper floors pushed toward the middle of the buildings and set back further from the street.

Boardmember Teiser added that he would also like to see the project stepped down.

Boardmember O'Donnell noted that the land drops off dramatically, and he was unsure how much stepping down can be done.

Denver Coleman, owner, stated his wife always wanted an Italian home. He distributed photographs of various styles of architecture on the street, noting the variety in home designs. He said that people who have built new homes or remodeled their homes often have designs that are very different than the original style of the neighborhood.

Boardmember O'Donnell asked if he would reduce the floor area on the second floor and put it on the first floor. Mr. Coleman responded that additions to the rear of the house would impact the neighbor's water view.

Mrs. Coleman stated the house was designed with the bedrooms upstairs and the living areas downstairs. She said that it has taken a year to get to this point and she would not like to reconfigure the design.

Chair Beales stated that the stucco finish, which exists in the neighborhood, is not the issue, but rather the finishing touches of the Mediterranean architecture, which make the mass of the house too prominent and the character of the house inconsistent with the surrounding neighborhood.

Boardmember O'Donnell stated that the neighborhood is a mishmash of styles.

Chair Beales and Boardmember Teiser stated that the Mediterranean style should be toned down, but that the use of stucco was acceptable.

**M/S, Teiser/Beales (passed 2-1, O'Donnell dissented, Bird absent and Figour recused) to continue this item to the February 17, 2005 meeting.**

Boardmember Figour returned to the meeting.

### **3. 90 TAYLOR ROAD BAUMAN, NEW DWELLING**

The applicant is requesting design review approval for the construction of additions to an existing single-family dwelling on property located at 90 Taylor Road. As more than 50 percent of the existing residence on the site would be demolished, the subject application is considered to be a new single-family dwelling on the property. A new master bedroom, office, media room and sunroom would be added to the eastern end of the house. A new dining room would be constructed adjacent to the living room, and the kitchen would be expanded to include a family room and mudroom. A third garage space would be added to the side of the existing two-car garage. Two retaining walls would be constructed on the uphill side of the existing driveway to accommodate the third garage space; the lower wall would have a height of six feet, while the upper wall would have a height of one to four feet.

Mohamad Sadrieh, architect, discussed the project. He stated that he discussed the project with neighbors who voiced concern about the condition of Barner Lane above the site. He said that a soils report had been completed which shows that this design would not impact the road. He said that they will be glad to accommodate tree removals requested by the neighbor. He said that story poles for the project had not been installed because of stormy weather that affected the survey.

Michael Wilson stated he favors keeping the current architecture, but reserved final comment until story poles are installed. He said that he wanted to insure that several

trees on the site are protected, as they are important to the neighborhood. He raised concerns about Barner Lane and efforts by the applicant and the Town to insure its stability.

Planning Manager Watrous recommended that Mr. Wilson write a letter to the Town Engineer about this issue.

Steve Jacosa stated he appreciates applicant reaching out to the neighbors, but felt that he wanted to see the story poles in place. He said that he was concerned about the road issues, cutting into the hill and the health of several pine trees. He said that one of the trees is dying and the illness could affect others on the hill.

Mr. Sadrieh stated that the applicant has every intention of keeping the two trees in good health. He said that the story poles would be put up in the next day or two.

Boardmember O'Donnell stated that this is a fantastic design, which he supports. He felt that the item should be continued until story poles are erected for review by the neighbors.

**M/S, O'Donnell/Teiser (passed 4-0) to continue this item to the February 3, 2005 meeting.**

**4. 1647/1651 TIBURON BOULEVARD LARKSPUR HOTELS, LLC  
HOTEL/RESTAURANT EXPANSION**

The applicant is requesting design review approval for the proposed upgrade and expansion of the existing hotel and restaurant (the Tiburon Lodge) located at 1647/1651 Tiburon Boulevard. The property has recently been purchased by the current owners who wish to make modification to the existing building and premises and legalize several hotel rooms that were added by prior owners without obtaining approvals from the Town. Proposed building additions include three small bay projects along the south façade of the main building facing Tiburon Boulevard. A 166-square-foot addition would be made to the area of the bar adjacent to the restaurant. A 95-square-foot entry expansion and a 99-square-foot addition to the office area are also proposed. A covered *porte cochere* would be added in front of the entry and an elevator would be installed to the east of the lobby entry. A bridged walkway would connect the upper floors of the main building and the annex building.

Jim Hanson, executive vice president of Larkspur Hospitality, discussed the hotels owned by his company and the changes proposed for this property. He said that the plan is to market the hotel for upscale lodging, corporate retreats and local social events. He stated that efforts would be made to tie the hotel into the downtown with design and color.

James Bradley, GGLO Architects, discussed the project. He said that the existing landscape buffer along the rear property line would be maintained or enhanced. He said that the redesigned parking lot and circulation would allow for more courtyard area and

landscaping. In response to questions, he described the upper floor railing design and trim colors, and noted that signage would be addressed under a separate application.

Chair Beales noted that the metal roofs could be reflective, and are a concern. Mr. Bradley responded that they will insure that non-reflective materials are used for the top of the elevator and the *porte cochere*.

Mr. Hanson expanded on the issue of the landscaping buffer, stating that he met with the neighboring homeowners association. He said that they will not remove any of the landscaping on his side but do not want to plant anything that would overwhelm his property.

There was no public comment.

Boardmember Teiser stated that the metal roof material needs to be non-reflective. He felt that the white trim on the railings should be made darker to better blend into the rest of the building. He said that this was a great project.

Boardmember Figour stated that these were very positive improvements and that the circulation would be much better. He said that the elevator tower and *porte cochere* give some interest to the building. He felt that the landscaping improvements and the enhanced pool area would make this a nicer place. He felt that the colors were well chosen, and the elevator was a good idea. He said that this project would be a real positive improvement to the town.

Boardmember O'Donnell stated that this would be a wonderful addition to the town. He said that the proposed roof material is non-reflective. He had no problem with the white trim on the railings, and thought that the whole design was positively lovely. He felt that the landscaping would be useful for the guests and the town in general. He noted that there had been some controversy with the existing hotel sign, and suggested that the applicant learn the history of it before returning with a sign program.

Chair Beales stated that the issue of landscaping adjacent to the Point Tiburon project has been adequately addressed. He noted that the landscaping and parking have not been diminished. He said that a condition of approval should be added to insure that the roof materials are non-reflective.

**M/S, Figour/O'Donnell (4-0) to determine that the project is categorically exempt from the provisions of CEQA and approve the application subject to the conditions of approval as set forth in the Staff report, with an additional condition of approval requiring that any metal roofing material be non-reflective.**

**F. APPROVAL OF MINUTES #22 OF THE 12/16/04 DESIGN REVIEW BOARD MEETING**

Amendments include:

Page 2, 3<sup>rd</sup> paragraph, 13<sup>th</sup> line, after “house” add “being built.”

Page 2, 4<sup>th</sup> paragraph, 2<sup>nd</sup> line, after “meeting,” add “but.”

Page 3, 7<sup>th</sup> paragraph, 1<sup>st</sup> line, after “key” add “barrier.”

**M/S, O’Donnell/Figour (passed 4-0) to approve the minutes as amended.**

**G. ADJOURNMENT**

The meeting was adjourned at 8:15 p.m.