

B. PUBLIC COMMENTS

No one spoke during this time.

C. STAFF BRIEFING

Planning Manager Watrous noted that the items for 2309 Spanish Trail and 2270 Paradise Drive were continued to the August 4, 2005 meeting. He stated that an appeal of the approval for 689 Hilary Drive was heard at the last Council meeting and the application was remanded to the Design Review Board with specific recommendations for modifications to the project design. The application has been scheduled for the August 4, 2005 meeting.

D. ELECTION OF CHAIR AND VICE CHAIR

This item was continued to the August 4, 2005 meeting.

E. CONSENT CALENDAR

1. 1550 TIBURON BOULEVARD BELVEDERE LAND COMPANY, SIGN PERMIT

Boardmember Teiser recused himself from this item.

The applicant is requesting approval of one new sign for the purpose of directing members to meetings of the Tiburon, Belvedere Rotary Club. The proposed sign would be located at 1550 Tiburon Boulevard below the existing Boardwalk Shopping Center sign. The Rotary Club holds its regular meetings around the corner at the San Francisco Yacht Club at 98 Beach Road. The subject sign would be a rectangular double-sided sign hanging below the existing Boardwalk Shopping Center sign. It would have three lines of text indicating the place and time of meetings (San Francisco Yacht Club 12:15 pm., Thursday 6:30 pm). The color of the sign would be blue and yellow letters on a white background. The sign would be made of a metal material.

Jon Rankin, past president of the Rotary Club, stated that the sign would be round instead of square or rectangular. He distributed a sketch to the Board and stated that the same sign is used everywhere else in the world and is a two-sided sign. He said that the signs would be maintained by the Boardwalk Center and club members.

Boardmember O'Donnell asked if this was the precise desired location since the trees in front of the Boardwalk Market would hide the sign until one is almost past it. Mr. Rankin responded that the trees would be trimmed.

Chair Beales asked why a sign is needed now and not needed many years ago. He added that out-of-town Rotarians have found this location for years and the website gives precise directions. Mr. Rankin responded that a location on the Caltrans right-of-way has been an impediment in the past, while this location is on private property. He added that such signs are intended for potential drop-in visits.

George Landau, a Rotarian, stated that he had tried for many years to get a sign and that this was a good location because it is at a stop sign. He said that he has hosted many Rotarian visitors, many from out of the country.

Jerry Siebold stated that Rotarians do a lot of civic duty for the town and he felt that this small request should be allowed.

Boardmember O'Donnell stated that he had no problem with the sign if the property owner was agreeable, but would have preferred a freestanding sign. He felt that the sign would detract from the Boardwalk sign.

Chair Beales disagreed, stating that there should be a wood sign attached to the existing sign or a metal freestanding sign like other directional signs in Tiburon. He felt that the sign would be contrary to the Downtown Design Guidelines for new signs.

Mr. Rankin stated that a metal freestanding sign would be preferable to a wooden sign.

Chair Beales confirmed that a directional arrow would be desired on the sign.

M/S, O'Donnell/Beales (passed 2-0) to determine that the project is categorically exempt from the provisions of CEQA and to approve the sign permit, with the sign modified to a freestanding metal sign on a post located on Boardwalk property with a directional arrow.

Boardmember Teiser returned to his seat on the Board.

F. OLD BUSINESS BEFORE THE BOARD

**2. 2309 SPANISH TRAIL STAFFORD, GARAGE/VARIANCES:
CONTINUED TO 8/4/05**

G. NEW BUSINESS BEFORE THE BOARD

3. 40 SEAFIRTH PLACE SWART, NEW DWELLING/VARIANCE

The applicant is requesting design review approval for the construction of additions to an existing single-family dwelling on property located at 40 Seafirth Place. This same proposal was previously approved as additions to an existing single-family dwelling. As the applicant has determined that more than 50 percent of the existing house would be demolished as part of this project, an application has now been filed for construction of a new residence. The proposed project would involve the construction of several additions to both the main floor and the upper floor of the existing house. On the main floor, the existing family room would be enlarged; a new entry porch would be created; the rear deck would be expanded, with a spa installed on the deck; the existing carport would be enclosed into a two-car garage; and a new mudroom would connect the house to the garage. On the upper floor, the existing rooms would be reconfigured, with one more bedroom added and a new guest room and bathroom. A variance is requested for reduced front yard setback.

Phoebe Holscher, architect, stated that more walls had to be taken down than previously thought would be needed, which would take the project over the 50 percent demolition limit.

There was no public comment.

Boardmember Teiser stated that the application is the same as previously approved and is appropriate for the site.

M/S, O'Donnell/Teiser (passed 3-0) 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.

4. 140 ANTONETTE DRIVE ACHUCK, NEW DWELLING

The applicant is requesting design review approval for the construction of a new two-story single-family dwelling on property located at 140 Antonette Drive. The subject property is currently vacant. A previous house on the site was demolished in the last several years. The upper level would include a living room, kitchen, dining room, family room, office, library and 1.5 bathrooms. The lower level of the proposed house would include a master bedroom suite, two additional bedrooms, two more bathrooms, a laundry room and a playroom. Another bedroom and bathroom would be situated at a level below the lower level, above an attached four-car garage. A swimming pool would be situated on a terrace below the lower floor.

Lionel Achuck, owner, discussed the project. He stated that the project follows the Hillside Guidelines and explained how the elements of the house would be cut into the hillside. He said that the fire district required the 60-foot diameter turnaround for the site. He said that the house was sited to achieve water views from the upper floor. He explained how cut and fill would be balanced on the site, with the swimming pool terrace taking some of the fill. He said that the house would not be visible from the surrounding properties except slightly from an immediate neighbor and only from a few locations in Paradise Cay. He stated that the views were important for the house, noting that people may build below him and trees may grow tall to obstruct the view. He said that minimal grading would be required for the second driveway and that its grade would be near the eighteen percent standard. He said that his neighbors support the plan.

Chair Beales stated that he has never seen a requirement for such a large circular turnaround by the fire district and thought that only the hammerhead was required. Mr. Achuck responded the fire district had reviewed the proposed driveway configuration and had required the hammerhead along with the circular driveway.

Planning Manager Watrous noted that the Italian Cypress trees indicated on the landscaping plan are classified as undesirable trees and should not be planted.

There was no public comment.

Boardmember Teiser stated that the applicant made an eloquent presentation. He stated that the plans and story poles look very prominent but that it would be hard to put something on the site that would not look vertical. He felt that the house was properly stepped, and that the proposed houses above would be more visually prominent. He acknowledged that the project would have a lot of hardscape, but very few people would see it. He said that he had no real problems with the design as presented.

Boardmember O'Donnell stated that he was generally favorable toward the project, but felt that it could be improved. He was concerned with the massive scale of the project, which would be one of the largest homes in Tiburon. He said that the front elevation shows mass and bulk that is disconcerting. He agreed that the Cypress trees may be an issue. He was concerned about the amount of paved surfaces with two driveways. He said that he was struck mostly by the size and scale of the project. He noted that this would require building on a sloped lot, and it was the applicant's choice to go up the hill with the house.

Chair Beales acknowledged that the project would have a lot of hardscape. He said that it was too bad that fire district staff were not present to clarify the access requirements. He said that the front of the building looks massive, but would be somewhat broken up. However, he said that there were few locations from which

the building could be seen, and further away, it would not look worse than other buildings in town. He said that he could approve the project, with Staff to review the tree heights.

Boardmember O'Donnell stated that when the size of the house, the amount of hardscape and the volume of stone are combined, it equals a castle.

M/S, Teiser/Beales (passed 2-1, O'Donnell dissented) 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 the additional condition of approval to require Planning Staff to review the landscaping plan regarding potentially overheight trees.

5. 2270 PARADISE DRIVE MARTINEZ, NEW DWELLING/VARIANCE: CONTINUED TO 8/4/05

H. APPROVAL OF MINUTES #11 OF THE 6/16/05 DESIGN REVIEW BOARD MEETING

Changes include:

Page 5, 5th paragraph, 5th line, add "of a view impact" after "result in more."

Page 5, 6th paragraph, 3rd line to state, "...views from the ceremonial rooms of 110 Los Lomas Lane is not acceptable. Bedroom views are not to replace ceremonial room views."

M/S, Teiser/Beales (passed 2-0-1, O'Donnell abstained) to approve the minutes as amended.

I. ADJOURNMENT

The meeting was adjourned at 8:00 p.m.