

ACTION MINUTES #8

**TIBURON DESIGN REVIEW BOARD
THURSDAY, MAY 18, 2006
1505 TIBURON BOULEVARD**

- A. ROLL CALL:** **Present -** Boardmembers Beales, Doyle, Frymier and Teiser
 Absent - Chair Bird
 Ex-Officio - Planning Manager Watrous and Associate Planner Krasnove
- B. PUBLIC COMMENTS (FOR ITEMS NOT ON THE AGENDA)**
- C. STAFF BRIEFING**
- D. NEW BUSINESS BEFORE THE ROAD**
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|----|-------------------|-----------------------|--|
| 1. | 81 Paseo Mirasol | Barry | Additions/Floor Area Exception APPROVED |
| 2. | 294 Cecilia Way | Bonsteel | Additions APPROVED |
| 3. | 700 Tiburon Blvd. | Belvedere Tennis Club | Revisions to Plans/Variance APPROVED |
- E. APPROVAL OF MINUTES OF THE 4/20/06 D.R.B. MEETING – APPROVED AS AMENDED**
- F. ADJOURNMENT - 8:35 P.M.**

**MINUTES #8
TIBURON DESIGN REVIEW BOARD
MEETING OF MAY 18, 2006**

The meeting was opened at 7:00 p.m. by Vice-Chair Doyle

A. ROLL CALL

Present: Boardmembers Beales, Doyle, Frymier and Teiser
Absent: Chair Bird
Ex-Officio: Planning Manager Watrous and Associate Planner Krasnove

B. PUBLIC COMMENTS

There were none.

C. STAFF BRIEFING

Planning Manager Watrous welcomed new Boardmember Frymier to the Design Review Board. He also noted that this was the last meeting for Associate Planner Krasnove, who is taking a position with Marin County. He and the Board thanked her for her service to the Town.

D. NEW BUSINESS BEFORE THE BOARD

1. 81 PASEO MIRASOL BARRY, ADDITION/FLOOR AREA EXCEPTION

The applicant is requesting Design Review approval for the construction of an addition to an existing two-story single-family dwelling on property located at 81 Paseo Mirasol. Existing crawl space on the lower level of the house would be converted into a play room, media room and powder room. The lot coverage on the site would be increased by 363 square feet by this project, as most of the proposed addition would be within the footprint of the existing house. The proposed addition would add 990 square feet of floor area to the existing house, resulting in a total floor area for the house of 5,371 square feet, which is 1,483 square feet greater than the floor area ratio for a lot of this size. Therefore a floor area exception is requested.

Joe McGuire, designer, explained the design of the project.

There was no public comment.

Boardmember Beales stated that this was a straightforward project. He said that the area requested by the floor area exception was within the footprint of the existing house and that no one would see it.

Boardmember Teiser noted that the recent changes to the zoning ordinance will include this space in the gross floor area of the house. He said that he would have approved this addition if it had been requested when the house was built.

Boardmember Frymier stated that she visited the site and that her only concern was with potential tree removal on the property.

Boardmember Doyle noted that the project was simply an infill addition going down into the site and thought that this would be a great project.

M/S Beales/Frymier (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.

2. 294 CECILIA WAY BONSTEEL, ADDITIONS

The applicant is approval to make an addition to an existing single-family dwelling located at 294 Cecilia Way. The applicant is requesting to substantially increase the size of the existing residence. The subject residence is a 1,275 square foot one-story structure with 3 bedrooms, one bathroom, family room, and kitchen. The project would include the addition of 2 bedrooms, 2 bathrooms, a laundry room, and an expanded kitchen/living room area. A portico over the front door would also be added to the front elevation. Four new skylights would be installed over the kitchen, great room, and master bathroom. A spa would also be located in the rear yard. The three existing bedrooms and bathroom would remain unchanged. The proposed addition would also increase the floor area of the house by 991 square feet, and would result in a total floor area of 2,288 square feet, which is less than the maximum floor area permitted for a lot of this size.

Rich Rifkin, designer, explained the proposed project and showed additional renderings of the design.

Boardmember Teiser stated that he visited the neighbor on the side of the proposed addition who had questioned whether shrubs along that side property line would be removed. Mr. Rifkin stated that the shrubs would not be damaged during construction.

Boardmember Beales asked if Staff had confirmed that a permit had been obtained for the garage conversion for this house. Associate Planner Krasnove confirmed that the conversion had been permitted.

Roger Grant stated that he had nothing negative to say about the project, and that he had found the applicant and his crew to be very respectful and cooperative.

Boardmember Teiser stated that the applicant has been developing projects in a very responsible way, and that his projects enhance this neighborhood. He recommended that a condition of approval be imposed requiring the shrubs along the side property line of the expansion be replaced if damaged during construction.

Boardmember Beales noted that that a condition of approval had been imposed to increase the height of the building to deal with the flood zone.

Boardmember Frymier stated that she visited the site and could support the project.

Boardmember Doyle stated that he was glad to see the neighborhood in support of the project.

M/S Teiser/Beales(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 the additional condition of approval requiring that the shrubs along the side property line of the expansion be replaced if damaged during construction.

3. 700 TIBURON BOULEVARD BELVEDERE TENNIS CLUB, MODIFICATIONS TO EXPANSION PLANS/VARIANCE

On April 15, 2004, the Design Review Board reviewed an application to upgrade and expand an existing private recreational facility (the Belvedere Tennis Club, or BTC) located at 700 Tiburon Boulevard. The applicant is now requesting Design Review approval to modify the previously approved plans. Following more intensive examination of the physical condition of the existing facilities on the site, BTC is requesting to modify its renovation plan. Changes would be made to the previously approved plans, including demolition of the existing clubhouse building and replacement with a new building that would house the clubhouse, a new fitness center, locker rooms, office, kitchen bar and lounge area; expansion of the swimming pool; moving the spa; elimination of the children's pool; and modification of the parking lot design. The subject application would decrease the building floor area for the facility from the 4,899 square feet permitted under the 2004 use permit to a total of 4,699 square feet. A combination wall and fence is proposed to be constructed between the pool and lawn area of the site and the homes at 8 & 9 Palmer Avenue to help mitigate noise from club activities. This sound fence and wall would have a maximum height of 14 feet, 6 inches. As the maximum height for fences and walls within required setbacks is 6 feet, a variance is requested for excess wall and fence height.

Richard Konecky, President of the Belvedere Tennis Club, explained the reasons for the changes to the renovation plans. He said that as the club got further into designing the project, it became more efficient to completely demolish the buildings and come up with a better design. He noted that the revised floor area was smaller than that of the previously approved application. He stated that the roofline had been changed to a pitched roof to reduce visual impacts on the neighbors. He acknowledged that there are concerns with the height of the fitness center. He said that the previous fitness center design was an afterthought, and that the roofline had been increased to meet the height, light and air needs of a fitness center. He felt that the roofline would have a slight impact on the views from several homes on Hawthorne Drive, but that their more expansive views would be unaffected. He added that the revised clubhouse design would open up other views for these neighbors.

Jim Bradanini, landscape architect, described the improvement plans and sound fencing plans. In response to questions from the Board, he stated that low level lighting would be used for the parking lot and walkways. He explained the changes from the existing buildings and the previously approved plans. He stated that the pool would be expanded and the spa would be moved. He said that the existing vegetation on the side of the club would remain. He said that the existing fence would be replaced by the sound fence, and that the pool equipment enclosure would be built into the sound fence. He stated that the club worked with the sound consultant and the neighbors at 8 & 9 Palmer Avenue to address the noise concerns. He described the design, materials and effects of the sound fence.

Boardmember Beales asked if the tall Birch tree in front of the clubhouse would be removed. Mr. Bradanini confirmed that the tree would be removed.

Jerry Wings, architect, explained the new floor plan and the program needs of the club that have driven the design. He noted that the Planning Commission had determined that the location of the uses on the site was appropriate. He said that the club has given up the existing second floor of the clubhouse and that most of the new clubhouse roof would be lower than that of the existing building. He added that the proposed application would result in smaller floor area and less mass and bulk than the previously approved application. He stated that there would be no skylights or building openings facing uphill. He said that the club met with the neighbors regarding the view issue, but felt that the fitness center needed the extra height for using exercise equipment and to provide a more airy feeling in the room. He said that lowering the roof by one foot would make the clerestory windows smaller, and that lowering it two feet would eliminate those windows altogether. He described the view impact on the homes at 682 & 684 Hawthorne Drive as minimally disrupted. He noted that the fitness center roof would also hide the HVAC equipment.

Alex Mast stated that he supports the project and felt that it would be great for the community. He said that the club has worked well with him regarding visual and sound issues. He said that he would like to see downlighting on the site, an attractive sound fence façade, and landscaping to buffer noise bouncing off the sound fence.

Frank van Ligten noted that he had previously submitted a letter describing his concerns with the project. He noted that several Boardmembers and Staff had visited his house, and requested that the fitness center roofline be lowered two feet to preserve his views of the water and Sausalito.

John Hermansky stated that he was told by Staff that his mature trees and shrubs obscure the views of the club. However, he felt that if this vegetation was removed in the future and a sound wall built, he would be looking straight at the clubhouse and lose views of the Marin Headlands. He said that he could accept the proposed design with some reservations. He felt that the new design did not accomplish much of a height reduction. He raised concerns about the location of mechanical equipment, as he did not want to hear noise. He said that anything that could be done to hide the equipment would be appreciated, as noise from Tiburon Boulevard decreases after 8:00 p.m., and noise from the club becomes more audible. He recommended reducing the height of the fitness center to protect the views of the neighbors. He said that views can be whittled away over time when buildings are changed in increments.

Boardmember Teiser asked Mr. Hermansky that if his trees were removed, what the difference would be between the existing buildings and the project as proposed. Mr. Hermansky replied that the impacts would be pretty much the same, as the two-story clubhouse blocks views now.

Judy Bell described the history of events held at the club and changes that have occurred over time. She said that the expanded pool would increase the likelihood of parties on the site, and that the veranda would move parties and noise outside. She said that the project design should contain the uses for the club, and felt that the project has been deliberately designed to push activities outside. She questioned the consistency of the plans for doors and windows. She was concerned that the sound fence ends too early and that the glass roof over the veranda would bounce sound.

Boardmember Doyle noted that issues with interior improvements and events are part of the approved conditional use permit for this project.

Douglas McVickar stated that he can now hear noise from the tennis courts. He applauded the club's efforts to appease the neighbors' concerns regarding views. He said that the sound fence would not cut down noise from amplified music. He suggested turning the building around to face the bay and put the pool on the other side of the building, which would result in noise from the club heading toward the bay.

Alice Cannistraci stated that fitness centers often have loud music. She said that moving the clubhouse building out would affect her view. She wanted to make sure that landscaping and lighting levels were kept low.

Boardmember Frymier asked if most of the neighbors the club met with lived on Hawthorne Drive and if neighbors on Hilary Drive were contacted. Mr. Wings replied that the only comments received by the club were from neighbors on Hawthorne Drive.

Boardmember Teiser stated that he went to the van Ligten's house. Their view angle to the fitness center is not straight on, and the fitness center roofline would interfere with their primary view. He said that the views from 684 & 686 Hawthorne Drive would not be significantly impacted. He said that there needs to be some lowering of the fitness center roof, and thought that a two foot height reduction might be feasible. He stated that the new clubhouse design would not significantly change views.

Boardmember Beales agreed that the fitness center roof should be lowered. He said that he appreciates that the applicant would like the additional height, but the roofline does affect some neighbors. He thought that the roof could be reduced by more than one or two feet. He said that the Board has no control over sound, and

noted that the Planning Commission will conduct periodic reviews of the use permit after construction. He was concerned about the reflectivity of the metal roofing, and thought that Staff should review this. He noted that the zone on which the property is located does not require setbacks from the front property line. He said that he could support the project with some changes.

Boardmember Frymier asked about the purpose of the cupola. Mr. Wings stated that the cupola was intended to bring light into the clubhouse, but he thought that the height of the clubhouse was not an issue. Boardmember Frymier acknowledged that sound is more of an issue for the Planning Commission.

Boardmember Doyle stated that the proposed building would be beautiful. He said that the only issues for the neighbors are the height of the fitness center and noise. He stated that the roof height of the fitness center would affect the main view of some neighbors in a significant way, and that he would like to see something done to help out the neighbors. He noted that the sound fence design cannot exceed the height approved by the variance. He characterized the project as a great improvement for the club and the community.

Boardmember Teiser stated that the application should be continued to allow the applicant time to revise the height of the fitness center and to show specific dimensions of the sound fence.

Mr. Bradanini indicated on the plans that the sound fence would not wrap around the lawn area, but said that some landscaping would be planted along that line. He noted that the pool was being pushed further from the home at 8 Palmer Avenue.

Planning Manager Watrous noted that specific changes to the roof height and an extension of the sound fence could be reviewed by Staff.

M/S Teiser/Beales (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 additional conditions of approval requiring that the fitness center roofline be lowered by two feet, and that the sound fence be extended to shield noise from the clubhouse and pool area for the home at 8 Palmer Avenue, with the alignment to be determined by Planning Division Staff.

E. APPROVAL OF MINUTES #7 OF THE 4/20/06 DESIGN REVIEW BOARD MEETING

Amendments include:

Page 2, 8th Paragraph, last sentence, add "the plan."

Page 3, 7th Paragraph, last sentence, add "to be planted."

M/S, Beales/Teiser (passed 4-0) to approve the minutes as amended.

G. ADJOURNMENT

The meeting was adjourned at 8:35 p.m.