

C. STAFF BRIEFING

Staff reported that the new Associate Planner Laurie Tyler will be present at the June 15 Design Review Board meeting.

D. NEW BUSINESS BEFORE THE BOARD

1. 64 RANCHO DRIVE AMRIKHAS, WALL/VARIANCE

The applicant is requesting Design Review approval for the construction of a 7 foot tall sound wall on property located at 64 Rancho Drive. The subject property is developed with a single-family dwelling. As the maximum wall height within the required side yard setback is 6 feet, a variance is requested to construct a wall of excess height.

Jacqueline Amrikhas, owner, presented photographs and noted that over the last twenty years there has been a substantial increase in traffic and traffic noise near her home. Ms. Amrikhas noted that the purpose of the wall is to minimize the traffic noise as the master bedroom faces Tiburon Boulevard. Ms. Amrikhas also noted that the wall will be built with masonry and then stucco will be applied to give a Tuscany brick appearance. The stucco will be textured and tinted a terra cotta color.

Boardmember Frymier asked about the neighbors having cedar fences instead of stone walls and, Ms. Amrikhas noted that some neighbors have masonry walls with stucco on the surface.

Boardmember Teiser noted that from the road the fences are barely visible due to the dense vegetation.

Boardmember Doyle noted that due to the location, a six foot wall would not provide sound protection from Tiburon Boulevard.

Boardmember Frymier expressed concern that the wall might stand out aesthetically, but noted that due to the dense vegetation, there should be no problem.

Chair Bird stated that this was a reasonable request that would solve a sound problem.

M/S, Doyle/Teiser (passed 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. 140 PORTO MARINO HUEHNE, ADDITION/VARIANCE

The applicant is requesting Design Review approval to construct additions to an existing one-story single-family dwelling located at 140 Porto Marino. An existing crawl space is proposed to be converted into a separate lower level of living space. The proposed

project would add 1,252 square feet of floor area to the existing house, resulting in a total floor area of 3,406 square feet, which is less than the floor area ratio for a lot of this size. The proposed additions would also increase the lot coverage of this property by 93 square feet to a total of 3,016 square feet (20.9%). The proposed lower level floor space would increase the building area within the required side yard setback. Therefore, a variance is requested for reduced side yard setback.

Elizabeth Suzuki, architect, discussed the project.

Boardmember Teiser asked about pool equipment being relocated and Ms. Suzuki noted that the new pool equipment will be much quieter and relocated near a space where there is an existing retaining wall.

Boardmember Teiser noted that as the project is basically an infill addition with a little lot coverage and would not affect any neighbors. He noted that the neighbor does not object to the location of the pool equipment.

Chair Bird stated that the project will make a nice addition to the house.

M/S, Teiser/Doyle (passed 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.

3. 36 TERRACE COURT ARCE, ADDITIONS/VARIANCE

The applicant is requesting Design Review approval to construct additions to an existing one-story single-family dwelling located at 36 Terrace Court. The proposed project would add 229 square feet of floor area to the existing house, resulting in a total floor area of 2,565 square feet, which is less than the floor area ratio for a lot of this size. The proposed additions would also increase the lot coverage of this property by 220 square feet to a total of 3,359 square feet (26.9%). As the maximum lot coverage permitted in the RO-2 zone is 15.0%, a variance is requested for excess lot coverage.

Jim Arce, owner, discussed the project and noted that ten of the neighbors in the surrounding area have signed plans indicating no objection to the project.

Boardmember Frymier asked about the relocation of the spa, and Mr. Arce explained that they would like to keep the spa and described its future location next to the proposed addition. Planning Manager Watrous recommended a condition of approval that the spa may remain on the property.

Boardmember Frymier noted that her main concern was the hot tub location, but aside from that can support the project.

M/S, Doyle/Frymier (passed 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 that the spa is approved to be relocated adjacent to the approved addition.

E. APPROVAL OF MINUTES #9 OF THE 5/18/06 DESIGN REVIEW BOARD MEETING

Amendments include:

Page 5, 2nd Paragraph, 1st sentence, add “that”

Page 5, 2nd Paragraph, 1st sentence, replace “are” with “were” and remove “and there were no changes to the club’s buildings”

Page 5, last paragraph, 1st sentence, remove “and although”

Page 5, last paragraph, add “and” and “fitness”

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

G. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.