

ACTION MINUTES #10

**TIBURON DESIGN REVIEW BOARD
THURSDAY, JUNE 15, 2006
1505 TIBURON BOULEVARD**

- A. ROLL CALL: Present -** Chair Bird, Boardmembers Doyle and Beales
Absent - Boardmember Frymier and Teiser
Ex-Officio - Planning Manager Watrous and Associate Planner Tyler
- B. PUBLIC COMMENTS (FOR ITEMS NOT ON THE AGENDA)**
- C. STAFF BRIEFING**
- D. CONSENT CALENDAR**
1. 1652 Tiburon Boulevard Main St. Properties Sign **APPROVED**
- E. NEW BUSINESS BEFORE THE ROAD**
2. 5 Via Capistrano Shannon Fence/Variance
APPROVED
3. 2288 Spanish Trail Pearce New Dwelling/Variations
APPROVED
4. 35 Terrace Court Ross Additions/Variance
APPROVED
5. 3 Rolling Hills Road Jansheski New Dwelling **APPROVED**
- F. APPROVAL OF MINUTES OF THE 6/1/06 D.R.B. MEETING – APPROVED AS AMENDED**
- G. ADJOURNMENT - 7:40 P.M.**

**APPROVED MINUTES #10
TIBURON DESIGN REVIEW BOARD
MEETING OF JUNE 15, 2006**

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

A. ROLL CALL

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

B. PUBLIC COMMENTS

There were none.

C. STAFF BRIEFING

Staff formally introduced new Associate Planner Laurie Tyler, who was welcomed by the Board.

1. 1652 TIBURON BOULEVARD MAIN STREET PROPERTIES, SIGN

The applicant is requesting new signage for a new branch bank office (Tamalpais Bank) currently under construction within a building located at 1652 Tiburon Boulevard. A 2' x 14' sign is proposed to be installed above the entrance facing Tiburon Boulevard stating "Tamalpais Bank," consisting of acrylic letters on a bronze colored aluminum frame. A 2' x 2' sign with the Tamalpais Bank logo would be installed on the east face of the building. Background "halo" illumination would be used for both signs. The total signage proposed for this restaurant would be 32 square feet. As the subject building has 56 feet of frontage facing a public street, the sign allowance for this building would be only 14 square feet. Therefore, a sign area exception is required.

Amber Perry-McQuown, architect for the project, described the reasons for the proposed signage and the need for a sign area exception.

Chair Bird asked how the signs would be illuminated. Ms. Perry-McQuown stated that the signs would be backlit only with adjustable intensity for the lights. She presented illustrations of the signs when lit and unlit.

Boardmember Doyle asked Staff what the differences were between these proposed signs and those that were at Cindy's salon. Planning Manager Watrous stated that these would not be internally illuminated box signs, but would be use materials and lighting that would be consistent with the Downtown Design Guidelines.

Boardmember Beales noted that the sign request was for more area than would normally be allowed, but he felt the signs were consistent with the use of the property and would be compatible with their surroundings.

Chair Bird stated that the signs were tastefully done. She said that she was glad that the lighting is adjustable and hoped that the bank would keep the lighting to a minimum.

M/S, Doyle/Beales (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.

E. NEW BUSINESS BEFORE THE BOARD

2. 5 VIA CAPISTRANO SHANNON, FENCE/VARIANCE

The applicant is requesting Design Review approval for the construction of a fence along the western side of the property located at 5 Via Capistrano. The subject property is developed with a single-family dwelling. The application also includes the removal of three (3) Pine trees on the site. The proposed fence would consist of metal and wire materials. A smaller mesh would be placed at the bottom of the fence for animal protection. A single strand of wire would be placed at the top for deer protection. The additional wire would result in an overall fence height of 7 feet. As the maximum fence height within the required setback is 6 feet, a variance is requested for excess fence height.

Planning Manager Watrous noted that the applicants were not present, but had submitted a letter to the Board requesting that action still be taken on the application.

No one spoke at this time.

Boardmember Doyle stated that the fence would not impede views or impinge on privacy for any neighbors.

Boardmember Beales stated that there is a tremendous amount of foliage along this property line that will screen the fence.

Chair Bird concurred that there is a lot of vegetation in the vicinity of the fence, and felt that the fence would do nothing but eliminate the deer problems for the applicants.

M/S, Beales/Doyle (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.

3. 2288 SPANISH TRAIL PEARCE, NEW DWELLING/VARIANCES

The applicant is requesting Design Review approval for the construction of additions to an existing single-family dwelling on property located at 2288 Spanish Trail. The property is currently developed with a predominantly one-story residence and a detached garage. As more than 50% of the existing building would be demolished as part of this project, the application is being processed as a new single-family dwelling. The one-story house would include a living room, dining room, kitchen, three bedrooms, two bathrooms and a laundry room. A two-car garage would be attached to the house. The proposed additions would increase the lot coverage on the site by 630 square feet to a total of 2,700 square feet (37.9%), which is greater than the 35.0% maximum lot coverage permitted in the R-2 zone. The proposed additions would follow the alignment of the eastern side of the existing house, which currently extends to within 2 feet, 6 inches of the left side property line. The proposed entry addition would encroach to

within 3 feet of the northern (right) side property line. Variances are therefore requested for excess lot coverage and reduced side yard setbacks.

Mohamad Sadrieh, architect, noted that a previous application, including variances, had been previously approved for this property but never built. He stated that the side yard setback variances were needed because the house encroaches into the side yard setback and the additions would extend the line of the house. He said that a lot coverage variance was needed, as a second story would impact neighbors. He noted that the house as proposed would be well below the floor area ratio for the lot. He described the proposed additions, landscaping and trees associated with the project. He noted that the applicant had met with his neighbors, who support the application.

Boardmember Beales asked about the color of the proposed garage doors, which appeared to be very bright. Mr. Sadrieh replied that the doors would use natural stained cedar materials.

Richard Pearce, owner, stated that he has spent a lot of time working with the neighbors. He said that the shape of the lot presented challenges, but that he has received the support of his neighbors.

Boardmember Beales stated that this is an extremely small lot, and he found the project to be perfectly acceptable. He noted that the front of the house design seemed awfully busy, but thought that perhaps this would be softened over time by landscaping proposed to be planted.

Boardmember Doyle stated that he supports the project, and that he was glad to hear that the applicant has worked successfully with the neighbors.

Chair Bird stated that she understood the lot constraints, and felt that any potential issues had been worked out with the neighbors.

M/S, Doyle/Beales (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. 35 TERRACE COURT ROSS, ADDITIONS/VARIANCE

Boardmember Beales recused himself from this item.

The applicant is requesting Design Review approval to construct additions to an existing two-story single-family dwelling located at 35 Terrace Court. A new master bedroom would be added to the main level of the house, and the living room and one existing bathroom would be expanded. A deck would extend to the side of the new bedroom, and a bay window would be added on the same side to an existing bedroom. A new bonus room would be added to the rear of an attached garage at the lower level of the house. Two new skylights would be added over the entry and master bathroom and an existing

chimney would be modified. The proposed additions would also increase the lot coverage of this property by 1,136 square feet to a total of 2,648 square feet (27.6%). As the maximum lot coverage permitted in the RO-2 zone is 15.0%, a variance is requested for excess lot coverage.

Richard Rifkin, applicant, described the need to update this house and the proposed additions. He showed pictures of the story poles in the area of the proposed master bedroom deck. He said that the neighbors' roof would prevent views of the deck and eliminate any privacy impacts. He said that the small size of the lot justifies the lot coverage variance. In response to questions from the Board, he stated that the master bedroom deck could be reduced in size to a depth of 4 feet and a width of 12 feet. He said that the deck was intended to take advantage of views toward San Francisco.

Boardmember Doyle stated that this is a very modest addition given the size of the lot. He noted that the area of the addition is already being used for outdoor living space. He thought that the master bedroom deck would be unlikely to be a party spot and the deck therefore would not be much of an issue. He said that this was a tough house in a nice neighborhood, and although the project would not be adding a lot, it would give a lot to the house.

Chair Bird stated that this would be a nice improvement to a house that needs updating. She said that she was not concerned with sunlight blockage, but a little concerned with the size of the deck. She said that she would like to see the deck made a little smaller, which would be a compromise for the neighbors.

M/S, Doyle/Bird (passed 2-0, Beales recused) 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 master bedroom deck be reduced in size to a depth of four feet and a width of twelve feet.

Boardmember Beales returned to the meeting.

5. 3 ROLLING HILLS ROAD JANSHESKI, NEW DWELLING

The applicant is requesting Design Review approval for the construction of a new two-story single-family dwelling on property located at 3 Rolling Hills Road. The lower level of the house would include a living room, kitchen, dining room, family room, a guest bedroom, study and two bathrooms. The upper floor would include a master bedroom suite, along with two additional bedrooms and bathrooms. An attached three-car garage would be situated on a lower level. A swimming pool would be installed to the rear of the house. New redwood fencing would connect each side of the house to existing fences along the side property lines. The proposed house would cover 3,525 square feet (12.0%) of the site, which is less than the 15.0% maximum lot coverage permitted in the RO-2 zone. The floor area of the proposed house would be 4,925 square feet, which is 2 square feet less than the maximum floor area permitted for a lot of this size.

Mohamad Sadrieh, architect, described the setting of the lot and stated that the home had been placed at the center of the lot to maximize the distance from the neighbors. He said that the house would create no view or privacy impacts on the neighbors. He described details of the house design and noted that the owner had met with the neighbors.

Mark Jansheski, owner, acknowledged that he had met with the neighbors regarding the project design. He felt that the house would fit nicely with the area, and added that no variances or exception was requested.

Bruce Berg, representing himself and fellow neighbors the Hadleys, stated that they had no objections to the proposed project. He said that his lot abuts the north end of the subject property, and that he can only see the tips of the story poles.

Boardmember Beales stated that this was a fine project on a gorgeous site. He felt that the house would not affect any neighbors and noted that the trees proposed to be planted would not get any taller than the house itself.

Chair Bird agreed that this was a beautiful setting and would be a lovely house.

M/S, Beales/Doyle/ (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.

F. APPROVAL OF MINUTES #9 OF THE 6/1/06 DESIGN REVIEW BOARD MEETING

Amendments include:

Page 2, 1st Paragraph, change to "...due to the location, a six foot wall would not provide sound protection from Tiburon Boulevard."

M/S, Doyle/Bird (passed 2-0, Beales abstained) to approve the minutes as amended.

G. ADJOURNMENT

The meeting was adjourned at 7:40 p.m.