

B. PUBLIC COMMENTS

There were none.

C. STAFF BRIEFING

Staff noted that the application for 490 Ridge Road has been continued to the August 3, 2006 meeting.

D. NEW BUSINESS BEFORE THE BOARD

1. 95 MT. TIBURON ROAD ASH, ADDITIONS/GARAGE CONVERSION

The applicant is requesting Design Review approval for the construction of additions to an existing single family dwelling on property located at 95 Mt. Tiburon Road. An existing two-car garage would be converted into a family room. A series of small storage rooms would be constructed adjacent to the converted garage, with an 8-foot tall wall extending behind the storage rooms. The wall would not extend into any required setbacks. The proposed garage conversion does not meet the standards set within the Town's garage conversion policy. Therefore, in accordance with that policy, this application has been referred to the Design Review Board.

Theresa Tamley, architect, discussed the project and noted that due to the nature of the size of the lot and the configuration, it is not possible to adequately replace the garage on the site without encroaching into the setbacks.

Boardmember Teiser stated that the application is appropriate as adequate parking would be provided and the neighbors would not be affected.

Boardmember Beales noted that the interior courtyard could be enclosed, but that would destroy the house. He said that he could support the project as the applicant is constrained by the setbacks.

Vice Chair Doyle noted that the bushes surround and screen the parking area and was pleased that the neighbors support the request.

M/S, Beales/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.

2. 695 HAWTHORNE DRIVE CHAN, ADDITIONS/VARIANCE

The applicant has submitted a request for Site Plan and Architectural Review for additions to an existing single-family dwelling, located at 695 Hawthorne Drive. Additions include a two-car garage and master bedroom, as well as the expansion of the

existing living room, kitchen and laundry area, totaling 1,097 square feet. The proposed additions are well below the gross floor area requirement, but will result in excess lot coverage. Therefore a variance for excess lot coverage has been requested.

Mohamad Sadrieh, architect, discussed the project and apologized that the applicants could not attend the meeting due to business matters. Mr. Sadrieh noted that there was no opposition from the neighbors.

Elaine Stevens stated that she supports the project.

Boardmember Beales noted that the only possible issue would be view impact on the adjoining house, but as he visited the site he noticed that the view impact would be minimal, if any. He appreciated that the applicant had tapered the addition to eliminate any view impact.

Boardmember Teiser stated that he had also looked at the story poles from the neighbor's house and found that there will be no view impact.

Chair Doyle agreed that cutting back the corner of the addition solved any potential problem with the addition.

M/S, Teiser/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.

3. 9 PALMER COURT MAST, ADDITIONS/FLOOR AREA EXCEPTION

The applicant has submitted a request for Site Plan and Architectural Review for the construction of an addition and alteration to the existing single family dwelling, located at 9 Palmer Court. The existing dwelling is 1,775 square feet and contains a kitchen, living room, two bedrooms, and a garage. The addition would involve raising the existing dwelling and constructing new floor area below. A new family room, living room, dining room, kitchen, study, and bedroom would be added as the new lower level of the house. The proposed additions will however, increase the floor area by 1,755 square feet, resulting in gross floor area of 3,355 square feet, which is 265 square feet over the maximum allowed. Therefore, the applicant is requesting a floor area exception.

Alex Mast discussed the project and noted that all the houses on the block have been updated. He stated that the intention was to originally go with a ground-level project but after consulting with architects and contractors they came up with the solution to raise the home approximately eleven feet and fill in below to gain the additional square footage. Mr. Mast noted that he met with neighbors and from his understanding there would be little to no view impact caused by the project.

Judy Bell stated that she supports the project.

Elaine Stevens stated that she supports the project and it is a great improvement for the neighborhood.

Bob Van Blaricom stated that he cannot see the storey poles for the proposed project and that he supports the project.

Marianne Longstreth stated that her view could be impacted a little, but noted that her main concern is the large willow trees.

Boardmember Teiser stated that he was concerned with the increased height to take place and the mass of the project. In response, Mr. Mast noted that the elevation would allow for nine-foot ceilings.

Boardmember Beales noted that the ridgeline of the house would be substantially within the Town's height limits. He stated that he visited the neighborhood on Hilary and Hawthorne Drives and could not see the story poles as the trees shield them.

Chair Doyle stated that nine foot tall ceilings are not excessive and he felt that the design was beautiful.

M/S, Beales/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.

E. APPROVAL OF MINUTES #10 OF THE 7/6/06 DESIGN REVIEW BOARD MEETING

Amendments include:
Page 2, 8th paragraph, remove "eventually"

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

F. ADJOURNMENT

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