

ACTION MINUTES #13

**TIBURON DESIGN REVIEW BOARD
THURSDAY, AUGUST 3, 2006
1505 TIBURON BOULEVARD**

- A. ROLL CALL: Present** - Chair Bird, Boardmembers Doyle, Beales, Frymier and Teiser
Absent - None
Ex-Officio - Planning Manager Watrous, Associate Planner Tyler,
Minutes Clerk Ashworth
- B. PUBLIC COMMENTS (FOR ITEMS NOT ON THE AGENDA)**
- C. STAFF BRIEFING**
- D. CONSENT CALENDAR**
1. 41 Main Street Caceres Sign **APPROVED**
2. 43 Main Street Corinthian Yacht Club Sign **CONTINUED TO 10/5/06**
- E. OLD BUSINESS BEFORE THE ROAD**
3. 490 Ridge Road Dunphy Additions/Variance **APPROVED**
- F. NEW BUSINESS BEFORE THE ROAD**
4. 15 Venus Court Breck Additions **APPROVED**
5. 5 Rolling Hills Road Western Liability Insurance Additions **CONTINUED TO 9/7/06**
6. 8 Acela Drive Ollendorff New Dwelling/Variations/Floor Area
Exception
CONTINUED TO 8/17/06
- G. APPROVAL OF MINUTES OF THE 7/20/06 D.R.B. MEETING – APPROVED AS WRITTEN**
- H. ADJOURNMENT – 8:20 P.M.**

**APPROVED MINUTES #13
TIBURON DESIGN REVIEW BOARD
MEETING OF AUGUST 3, 2006**

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

A. ROLL CALL

Present: Chair Bird, Boardmembers Beales, Frymier and Teiser

Absent: Boardmember Doyle

Ex-Officio: Planning Manager Watrous, Associate Planner Tyler and Minutes Clerk Ashworth

B. PUBLIC COMMENTS

There were none.

C. STAFF BRIEFING

Planning Manager Watrous announced that the project for 8 Acela Drive was continued to the August 17 meeting and the project for 5 Rolling Hills Road was continued to the September 7 meeting. He introduced and welcomed Roxanne Ashworth as the new Minutes Clerk for the Board.

D. CONSENT CALENDAR

1. 41 MAIN STREET CACERES, SIGN

The applicant is requesting approval for one on-building sign for the purpose of advertising a new restaurant at 41 Main Street in Downtown Tiburon. The sign would be located directly above the front entrance to the new restaurant facing Main Street. Sign materials would consist of black metal lettering spelling "Ginza Sushi" and would be back-lit with white neon to create a halo effect around the lettering.

Tommy Yoon, applicant's representative, described the requested sign design. In response to questions from the Board, he said that it would be possible to reduce the size of the sign to comply with the sign area requirements for the building.

Boardmember Beales stated that this would be a nice looking sign when it has been reduced to the appropriate size.

Chair Bird stated that the lighting for the sign would be subtle.

M/S, Beales/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. 43 MAIN STREET CORINTHIAN YACHT CLUB, SIGN

The applicant is requesting approval for one arched entry sign for the purposes of identifying the Corinthian Yacht Club on the property located at 43 Main Street, in downtown Tiburon. The sign would be located approximately 53' from Main Street, suspended from a wooden arch at the entrance to the club parking lot. Sign materials would consist of wood and sandblasted sign foam. No illumination is proposed.

Aubrey Klein, Club Captain and Chief Executive Officer of the Corinthian Yacht Club, stated that the requested sign would replace a previously removed sign. He said that the height of the sign was necessary to allow delivery trucks to pass beneath. He stated that the size of the sign certainly could be reduced. He reiterated that there was a sign there years ago, with the same vehicles coming through so that is why they are requesting this height for the sign.

Boardmember Beale asked about the purpose of the sign. Klein responded that it is just for informational purposes. He described the previous sign that had been there. He said that they also had a sign over the entryway and a secondary sign put up on special occasions attached to a pole.

Chair Bird asked if there were any photos of the old sign. Mr. Klein responded that the old sign was plywood and really awful looking. Boardmember Beales said that there were signs on the gateposts that were not that visible.

Boardmember Tesier said that the proposed sign would not be visible until someone is in the driveway and asked if it would be better to have a smaller sign in another location. Mr. Klein replied that that alternative has been considered, but it would require mounting a sign on someone else's property; the proposed sign would be visible from Main Street and Ark Row.

Attorney Ron Goldman stated that the sign would not be visible from the street, because everyone always pulls in there to see if they are at the correct yacht club. He stated that there are four signs on the site that all contain wording that indicate the Corinthian Yacht Club, so the property is well signed. He noted that many of these signs are exempt from permits. He stated that his greatest concern is that the sign would block views from his office window. He felt that the sign would not be aesthetically consistent with the area.

Chair Bird asked Mr. Goldman if he would be happier if the smaller signs were removed in place of this sign. Mr. Goldman said that his concern with this sign is aesthetic and the impact to his small slice of a view.

Boardmember Beales stated that the sign was attractive, but is excessively high. He said that if the sign was lower trucks could not get through and it would block neighbors' views. He stated that signs are meant to attract the public to a specific place, and that this would be a vanity sign

for a private clubhouse where the members all know where it is. He said that he cannot support the sign application as presented.

Boardmember Teiser stated that he also cannot support this application. He said that if the purpose of the sign is to let people know where the club is, it does not serve that purpose. He hoped that the club can work with the neighbors to come up with a more appropriate sign design.

Boardmember Frymier states that she also did not understand the purpose of this sign. She said that a smaller sign that would be more consistent with others on Main Street would be better.

Chair Bird states that she thought that this was an attractive sign. She understood the need for the sign, stating that she had previously attended an event at the Corinthian Yacht Club and she could not find it. She expressed a desire to have the club work with the neighbors on an appropriate sign design, but did not want to cloud the issue with other concerns about the club.

M/S, Beales/Teiser (passed 4-0) to continue this item to the October 5, 2006 meeting.

E. OLD BUSINESS BEFORE THE BOARD

3. 490 RIDGE ROAD DUNPHY, ADDITIONS/VARIANCE

The applicant is requesting Design Review approval to construct additions to an existing two-story single-family dwelling located at 490 Ridge Road. Additions to the upper level of the house would include an expanded entry to the front, expanded master bedroom and study to the rear, a new family room and an expanded kitchen. The lower level of the house would be expanded to the rear to add a play room and expand two bedrooms. A trellis would be placed above much of the upper level deck. An existing garage would be removed and replaced with a cabana with an open trellis roof and an adjacent bathroom. A variance is requested for reduced side yard setback.

Roger Hartley, project designer and engineer, described the proposed project. He said that this is an extensive remodeling of the existing house, due to the condition of the house having at least four years of deferred maintenance. He described changes made to the project design in response to concerns from the neighbor regarding possible view impacts. He said that the master bedroom addition was scaled back to essentially a bay window projection. He stated that a metal roof would be installed and distributed a color sample of the material.

Boardmember Teiser noted that the staff report contained a question about whether skylights shown on the plans were existing or proposed. Mr. Hartley responded that six new skylights are proposed to be installed.

Pamela Peterson stated that she was representing both herself and Richard Dwyer, who lives next door to the project and could not attend the meeting. She said that Mr. Dwyer had viewed the revised story poles and unfortunately he is still not satisfied. She said that he would like to preserve his view exactly the way it is. She distributed a photo showing the view of the story poles from Mr. Dwyer's deck off the living room and dining room. She was concerned that once

a small encroachment into the view is approved, there is no going back. As for herself, she was concerned about viewing skylights, as she has a view across the roof the house which could be affected. She asked for markings on the roof to show the skylight locations. She also asked for information on the roof height and whether the pizza oven would have a tall chimney. She asked that any new trees not be too tall, as the trees could also grow into her views.

Leann Baker stated that she is a downhill neighbor and her only potential issue was regarding potential privacy impacts from the new deck.

Mr. Hartley stated that the roofline is not being raised at the ridgeline but rather would be raised from the edges. He said that he did not think that the skylights would be visible from uphill.

Dan Dunphy, owner, stated that he wants to be a good neighbor. He said that the new trees would be olive trees, as he is in the process of making olive oil. Olive trees grow to about twelve feet at maturity. He said that the downhill neighbors would be looking up at the trees, not the deck. He described the history of the previous property owner and the trees, and stated that he would be willing to trim the trees.

Boardmember Frymier stated that the Golden Gate Bridge view impact from Mr. Dwyer's house is a concern. She said that she would need a better feel for the possible impacts from the skylights. She felt that the project was a beautiful concept, and acknowledged that the applicant had made efforts to work with the neighbors.

Boardmember Teiser stated that the view blockage would not be from an interior living area, but from one spot on an exterior deck. He said that he was unsure whether the Board has enough information on the skylights, but perhaps Staff could review those later.

Boardmember Beales agreed that the view impacts would only be from a corner of a deck. He stated that there is a misconception about skylights, as the requirements about tinting the glass and eliminating lights in the wells often make skylights no different from windows as far as light pollution. He said that cutting back the addition to a bay window was very considerate of the architect and the owner, and that he supports the project as it is.

Chair Bird agreed that pulling back the bedroom addition was very considerate, and that the view blockage from a deck is not the same as from an interior living area. She said that she thought that the skylights would not be as bad as the neighbors fear. She expressed surprise that there were no objections about the red roof, as this will be a very large roof. She said that she supports the project as it is, but would like to see Staff review the skylights from the Ms. Peterson's house.

M/S, Beales/Teiser (passed 3-1, Frymier dissenting) 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 Staff review the placement of skylights from the home at 510 Ridge Road.

F. NEW BUSINESS BEFORE THE BOARD

4. 15 VENUS COURT BRECK, ADDITIONS

The applicant has submitted a request for Site Plan and Architectural Review for additions to the single-family dwelling located at 15 Venus Court. Additions include an entry foyer, two bay windows and a second floor master bedroom and bathroom, totaling 755 square feet. Also proposed are an entry trellis, three skylights and a new garage door. The proposal to expand the existing dwelling unit will add approximately 113 square feet of floor area at the front of the house (east) to create an entry foyer and a bay window, 10 square feet to the rear (west) of the structure for an additional bay window, and a 632 square foot second story, which will contain a master bedroom and bathroom.

Laura Conte, architect, described the proposed project. She described different options for expanding the house that were explored. She said that the owners had met with the neighboring property owner, who had concerns about impacts from the possible construction, including noise and vibration. She said that the owners had also held an open house for the neighbors to review the addition, and had received positive comments on the design. In response to a question from the Board, she stated that the existing house foundation would not be removed.

Rebecca Ets Hokin stated that she and her husband Joshua have lived in the neighborhood for fifteen years. She supported the project, noting that the first remodel of this house was done beautifully and think that this one will go well too.

Boardmember Beales stated that he was initially concerned about the second floor, but noted that there are other two-story homes in the area.

Boardmember Teiser stated that this is a wonderful neighborhood and complimented the owners on working with the neighbors.

Boardmember Frymier stated that this would be an enormous upgrade to the house and would add a lot of appeal to the home.

Chair Bird stated that this is a beautifully design project that would be sensitive to its surroundings.

M/S, Beales/Teiser (passed 4-0) to determine that the project is categorically exempt from the provisions of CEQA and to approve the application subject to the conditions of approval as set forth in the Staff report.

- 5. 5 ROLLING HILLS ROAD WESTERN LIABILITY INSURANCE, ADDITIONS - CONTINUED TO SEPTEMBER 7, 2006**
- 6. 8 ACELA DRIVE OLLENDORFF, NEW DWELLING/ADDITIONS/FLOOR AREA EXCEPTION – CONTINUED TO AUGUST 17, 2006**
- F. APPROVAL OF MINUTES #12 OF THE 7/20/06 DESIGN REVIEW BOARD MEETING**

There were no corrections to the minutes.

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

G. ADJOURNMENT

The meeting was adjourned at 8:20 p.m.