

C. STAFF BRIEFING

Planning Manager Watrous announced that the new Assistant Planner, Scott Phillips, will start soon and will be attending Board meetings intermittently.

D. OLD BUSINESS BEFORE THE BOARD

1. 1911 MAR WEST BALOG, NEW DWELLING/VARIANCES/FLOOR AREA EXCEPTION

Boardmember Teiser recused himself from this item.

The applicant is requesting Design Review approval for the construction of a new four-story single-family dwelling on a currently vacant lot located at 1911 Mar West Street. Variances have been requested for reduced front and rear yard setbacks, excess lot coverage and excess building height, along with a floor area exception. The application was continued from the July 20, 2006 Board meeting with direction to the applicant to address the issues raised by the neighbors and the Board about the mass of the house and potential view impacts on neighboring homes.

Jim Malott, architect, described changes made to the plans since the previous meeting. He stated that these changes have been made to accommodate the neighbors at 110 Las Lomas Lane and 1915 Mar West Street. He stated that the neighbors have reviewed the plans and have accepted these changes, although he had not received a letter yet from Ms. Miller supporting the revised project.

Boardmember Doyle asked about proposed planting. Mr. Malott replied that there would be plants, but only small plants in pots to avoid view impacts.

Bill Lukens stated that his impression is that none of the immediate neighbors object to this project. He said that his chief concern is that of applicants coming in with overbuilt project designs and then bartering the size down. He said that if all the immediate neighbors are satisfied, he could support the design, although he has reservations about the large amount of building underground that could set a precedent.

Ned Lawrence stated that every neighbors' objection has been met by using a local architect, and avoiding view blockage by building underground. He said that he supports the project.

Helen Lindqvist, Lyford Cove Old Tiburon Homeowners Association representative, stated that the zoning ordinance says that the floor area ratio is a reasonable maximum and not a target to be achieved, and she felt that this project would exceed the reasonable maximum. She added that this house seems inappropriate for a physical challenged or retiree's house, but like a custom property built for resale.

Mr. Malott stated that this house would not set a precedent due to the exceptional circumstances of the lot and the neighbor's views across the site.

Boardmember Beales stated that this is a large house, but the floor area ratio is intended to reduce the visible mass of a house. He said that the underground portions of this house do not contribute to its mass. He said

that the house is not massive when viewed from the sides. He stated that the constraints of the property and location of the neighbors' homes result in this design being the best that can be done. He supported the project and added that this is a creative design.

Boardmember Doyle stated that his first choice would not be to build so much space underground. He acknowledged that the applicant has made efforts to move the house away from the Bergs' home. He felt that in many ways this lot determines the design of the house. He acknowledged that the house feels big, but felt that this was a unique design approach and the only solution for this site.

Boardmember Frymier stated that she is having a very difficult time with this project. She acknowledged that this is a lovely house design and the changes have addressed the view issue. However, she stated that she still cannot support the project. She said that the size has only been reduced by less than 10 percent. She was still concerned with the massiveness of the house, which feels like it is going straight up the hill when viewed from below.

Chair Bird stated that the applicant has put forward a huge effort. She said that the architect has demonstrated the difficulty of the lot and has tried to do so much for the neighbors. However, she still thought that the house was too big. She said that the applicant has been very considerate of the neighbors, but has not made compromises to make this a smaller house. She felt that this was still too large a house for this lot and she could not support the application as presently designed.

Boardmember Beales stated that the underground space makes the house viable.

Boardmember Doyle stated that the design and elevation seems less visually massive than other nearby homes on this hillside.

Mr. Malott asked for direction from the Board on making changes to the size of the house. Chair Bird and Boardmember Frymier suggested that at least 500 square feet should be removed.

M/S Bird/Doyle (passed 4-0) to continue this item to the September 21, 2006 meeting.

Boardmember Teiser returned to the meeting.

E. NEW BUSINESS BEFORE THE BOARD

2. 270 BLACKFIELD DRIVE HARNEY, ADDITIONS/FLOOR AREA EXCEPTION

The applicant has submitted a request for Site Plan and Architectural Review for additions to the existing single-family dwelling located at 270 Blackfield Drive. Additions include expansion of the family room and new bedroom on the lower floor, a new office/bedroom and master bedroom on the upper floor, expansion of the existing master bathroom, and the extension of the existing decking with an exterior stairway on the south side of the structure. The proposal also includes removing 134 square feet of decking located in front of the master bathroom and adding 3 bow windows on the upper floor. A floor area exception is also requested.

Michael Barber, architect, presented project. He stated that the proposed addition would comply with all

setback and other zoning requirements, with the exception of the floor area ratio. He said that the addition would basically add two bedrooms and two bathrooms to the existing building, with other major modifications made to the inside of the house.

Boardmember Beales asked why the addition would have a higher roof height than the remainder of the front façade. Mr. Barber replied that this change would not affect the requested floor area and was done for aesthetic reasons.

Boardmember Teiser stated that he supports the project, adding that it would be a very appropriate addition with no impact on the neighbors.

Boardmember Frymier stated that the design is tasteful and that removing the tree would not cause any privacy issues.

M/S, Doyle/Teiser (passed 5-0) 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. 3 ROLLING HILLS ROAD JANSHESKI, ADDITIONS

The applicant is requesting Design Review approval for the construction of a basement addition to a previously approved new two-story single-family dwelling on property located at 3 Rolling Hills Road. The subject property is currently developed with a single-family dwelling, which would be demolished as part of this project. The proposed basement level would include a gymnasium, theater, wine cellar, game room, wet bar and storage area. The proposed basement would be contained entirely within the footprint of the previously approved house design and would therefore not result in any increase in lot coverage on the site. The proposed basement would include 2,505 square feet of floor area; however, the definition of gross floor area contained within the Tiburon Zoning Ordinance does not include basement areas.

Mohamad Sadrieh, architect, stated that the intent of the basement was to provide more basic space in the home, which was approved with three bedrooms. He described the function of the basement area which does not include bedrooms, so this addition would not intensify the use of the house.

Bob Hadley stated that he was in complete support of the project.

Boardmember Teiser stated that he supports the project, adding that it would be a very appropriate addition with no impact on the neighbors.

Boardmember Doyle noted the differences between this underground space and that proposed for the house at 1911 Mar West Street.

M/S, Beales/Teiser (passed 5-0) 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. 8 ACELA DRIVE OLLENDORFF, NEW DWELLING/VARIANCES/ FLOOR AREA EXCEPTION

The applicant has submitted a request to construct a new single-family dwelling on the property located at 8 Acela Drive. The project as proposed would create a two story structure. The lower level of the home would include a two-car garage, two bedrooms, two bathrooms, an office with a bathroom, laundry room, mechanical room and storage. The main level would contain the master bedroom and bathroom, a kitchen with a breakfast nook, dining room, living room, media room, a small powder room, and a terrace that extends the length of the west side of the structure. A terrace is also proposed on the northern side of the structure at the main level. An interior stairway and elevator would service both floors. Variances are requested for reduced front yard setback and excess lot coverage, along with a floor area exception.

Tom and Carol Ollendorff explained the reasons for their application. They stated that they have contacted the neighbors about their plans and that ten neighbors have sent in letters of support for this project.

Ron Sutton, architects, explained the project design. He said that the garage was moved to eliminate a considerable amount of pavement. He said that the owners wanted to have a more contemporary home, but also wanted to make it energy efficient and fit the site. He noted that three neighbors have expressed objections to the project and that changes would be made to lower the house by one foot and the roof over the master bedroom by another foot. He said that two chimneys would also be eliminated. He stated that the house design complies with the Hillside Design Guidelines by building into the hillside.

Warren Simmons, landscape architect, described the landscaping plan for the project. He said that several existing trees would be removed and other trees planted along the rear to provide privacy for the uphill neighbors. In response to questions from the Board, he said that birch trees are proposed to be planted to the rear of the house. It was the consensus of the Board that these trees were inappropriate and would likely cause view impacts for homes in the vicinity with views across the site.

Planning Manager Watrous asked why the upstairs bathroom facing the street included full length windows. Mr. Sutton responded that this was a question that was intended to be resolved at the time of construction. Mr. Watrous stated that these windows should be obscure glass and a determination on the windows should be made at this time.

Boardmember Beales asked if the metal roof material would be reflective. Mr. Sutton replied that this type of material is not reflective and was put on a roof in Belvedere that is being built now.

Mark Casillas stated that the proposed new roofline would significantly affect his views. He also was concerned about the trees, as growth of more than 10-15 feet could affect his view. He submitted photos to illustrate his concerns.

Patricia Woeber stated that neighbors were not consulted about this remodel project. She felt that lowering the roof by one or two feet might not be enough to keep views intact and that the chimneys would also intrude into her view.

Delores Hearst agreed with the other neighbors' issues. She said that too many homes are approved with too

much square footage.

Tyler Phillips reminded the Board about changes that were made to his house design recently by the Town. He stated that he was concerned about the proposed lot coverage as well as the roofline. He suggested that more work be done on this design, and recommended a continuance and revised story poles.

Mr. Sutton stated that privacy issues could be dealt with by planting trees. He said that the homes that have view issues have very panoramic views, and pointed out that the proposed tree removals would benefit these views.

Boardmember Doyle complimented the design of house. He said that a lot of the space would be buried into the hillside, and added that the floor area ratio tries to reduce the bulk of a house. He said that most of the neighbors' views across the site are expansive, and that the house would seem to block only a small portion of those views. He supported the project, but stated that he would like to see story poles for the proposed plan revisions.

Boardmember Beales stated that this is an attractive house design, but felt that the combination of a floor area exception and a lot coverage variance suggests overbuilding. He said that he had a problem with the potential view blockage as well, and noted that Mr. Phillips' panoramic views are directly over this house.

Boardmember Teiser stated that this would be a massive increase in lot coverage. He said that many of the views from Bartel Court are panoramic views and this house would only be in their foreground. He said that he was concerned with the view impacts from Mr. Phillips' house and stated new story poles should definitely be installed. He suggested a continuance to give the applicant more time to address neighbors' concerns.

Boardmember Frymier stated that this is a very big house and a gorgeous structure, but the lot coverage proposed would be enormous for the site. She said that the house should be reduced in size, and that Mr. Phillips' view would be dramatically impacted.

Chair Boardmember Bird agreed that the house design is beautiful. She said that the story poles should have tape between them, so that neighbors can really visualize the building.

Boardmember Teiser stated that he had no real problem with the front yard setback variance at one corner of the site.

Boardmember Beales stated that the combination of excess floor area and lot coverage would not be so bad if the house did not impact the views of the neighbors.

M/S Beales/Doyle(passed 5-0) to continue this item to the September 21, 2006 meeting.

F. APPROVAL OF MINUTES #13 OF THE 08/03/06 DESIGN REVIEW BOARD MEETING

Amendments include:

Page 3, 7th line down from top "have a" should be deleted

Page 4, 1st line, Boardmember Beales should be changed to Boardmember Teiser
Page 5, Neighbor had complaints about noise due to new foundation being built and
no foundation is to be built.

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

G. ADJOURNMENT

The meeting was adjourned at 9:15 p.m.