

**ACTION MINUTES #16**

**TIBURON DESIGN REVIEW BOARD  
THURSDAY, SEPTEMBER 21, 2006  
1505 TIBURON BOULEVARD**

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- A. ROLL CALL: Present:** Boardmembers Beales, Doyle and Teiser  
**Absent:** Chair Bird and Boardmember Frymier  
**Ex-Officio:** Planning Manager Watrous, Associate Planner Tyler, Assistant Planner Phillips and Minutes Clerk Ashworth
- B. PUBLIC COMMENTS (FOR ITEMS NOT ON THE AGENDA)**
- C. STAFF BRIEFING**
- D. CONSENT CALENDAR**
1. 761 Hilary Drive St. Hilary Ch. Sign **APPROVED**
- E. OLD BUSINESS BEFORE THE ROAD**
2. 1911 Mar West St. Balog New Dwelling/Variations/Floor Area Exception **APPROVED**  
3. 8 Acela Drive Ollendorff New Dwelling/Var./Fl. Area Excpt. **CONTINUED TO 10/5/06**  
4. 4 Warren's Way Argov Additions/Variance **APPROVED**
- F. NEW BUSINESS BEFORE THE ROAD**
5. 50 Mt. Tiburon Road Gold Additions **APPROVED**  
6. 71 East View Ave. James Additions/Var./Floor Area Exception **CONTINUED TO 10/5/06**  
7. 35 Hacienda Drive Peterson Additions/Var./Fl. Area Exception **CONTINUED TO 10/19/06**  
8. 80 Mt. Tiburon Road MTIB, LLC New Dwelling **APPROVED**  
9. 5 Rolling Hills Road West. Lia. Ins. Additions **CONTINUED TO 10/5/06**  
10. 170 Hacienda Drive Vogelheim Pool/Variance **CONTINUED TO 10/5/06**
- G. MINUTES OF THE 9/7/06 D.R.B. MEETING - CONTINUED TO 10/5/06**
- H. ADJOURNMENT 9:15 PM**

**APPROVED MINUTES #16**

**TIBURON DESIGN REVIEW BOARD  
MEETING OF SEPTEMBER 21, 2006**

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

**A. ROLL CALL**

**Present:** Boardmembers Beales, Doyle, and Teiser

**Absent:** Chair Bird, Boardmember Frymier

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

**B. PUBLIC COMMENTS**

**C. STAFF BRIEFING**

Planning Manager Watrous stated that the applications for 8 Acela Drive, 5 Rolling Hills Road and 170 Hacienda Drive and the minutes for the September 7, 2006 Design Review Board meeting were all continued to the October 5, 2006 meeting.

**D. CONSENT CALENDAR**

**1. 761 HILARY DRIVE ST. HILARY CHURCH, SIGN**

The applicant is requesting approval for a freestanding electronic message board sign for the purpose of displaying activities and events to be held at the St. Hilary Church and School, located at 761 Hilary Drive. The sign would be single-sided, facing south towards the parking lot and church. Sign materials would consist of a wooden clad structure, and an LED changeable message panel.

Bill McLaughlin, representing St. Hilary Church, explained that the purpose of the sign is to inform the constituency of the church about church and school events. He said that the electronic message board sign would enable the church to update information on events more frequently than a standard changeable copy sign. He said that the sign could also be used to alert drivers to slow down for children or persons in the area. He stated that the sign would not be seen from any vantage point at all, except from inside the property. In response to questions from the Board, he stated that the sign would only be used during the day. He disagreed with the staff suggestion to plant landscaping next to the sign, stating that this would block visibility of the sign.

Boardmember Beales agreed that the landscaping is unnecessary. He inquired about the brightness of the sign, asking how far it could be seen after dusk. Bill Comstock, sign designer, responded that the amber lighting was chosen for its lower intensity. He and Mr. McLaughlin agreed that the sign could be turned off at dusk.

Boardmember Teiser stated that there was no need to plant landscaping or rotate the sign. He said that the sign should only be operated between 7:00 a.m. to dusk.

Boardmember Doyle stated that he visited the site and that the sign would look fine.

**M/S Teiser/Beales, (passed 5-0) to determine that the project be 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 sign shall not be illuminated before 7:00 a.m. or after dusk.**

**E. OLD BUSINESS BEFORE THE BOARD**

**2. 1911 MAR WEST STREET 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.

This application was previously reviewed at the July 20 and August 17, 2006 Design Review Board meetings. Changes to the house design have been made in response to objections to the proposed house design were received from the owners of the adjacent home at 1915 Mar West Street regarding the proximity of the proposed house to the rear property line and from the owner of the home at 110 Las Lomas Lane regarding potential view impacts caused by the upper floor of the proposed building. At the August 17 meeting, the Board had directed that at least 500 square feet of floor area be eliminated from the building. The applicant has now submitted revised plans for the house.

Jim Malott, architect, presented the project changes. He stated that 579 square feet of floor space had been eliminated from the house. He said that most of these changes were made by minor revisions and on underground spaces, so that little had changed on the surface or aboveground. He stated that the concerns of all the neighbors have been met and the neighbors now are in support of the project. He stated that this project was consistent with the Hillside Design guidelines, but that he felt that the Town's floor area ratio is in conflict with the Hillside guidelines. He requested that the Design Review Board work on this discrepancy.

Ned Lawrence stated that the mass of the house is not any larger than the immediate neighbors' houses.

Helen Lindqvist stated that even though there have been many changes, she felt that this would still be a very large house. She believed that there were incorrect calculations regarding ceiling heights, storage areas and staircases. She stated that this home would set a precedent for other larger homes in town.

Boardmember Beales explained that the purpose of the floor area ratio is to control the visible mass of a building. He said that space that has been buried is not part of the visible mass. He felt that the applicant has done quite a lot to squeeze space out of the house.

Boardmember Doyle stated that this is a unique situation because of the location and trying to protect the neighbors' existing views. He said that the house design is misleading when viewed from the front, as it stairsteps up the lot. He noted that there are some enormously vertical houses in the area, and felt that there was not much else that can be done for this project.

**M/S Boardmember Beales/Doyle (passed 2-0-1) to determine that the project be categorically exempt from the provisions of CEQA and approve the application subject to the conditions of approval as set forth in the Staff Report.**

Boardmember Teiser returned to the meeting.

**3. 8 ACELA DRIVE OLLENDORFF, NEW DWELLING/VARIANCES/  
FLOOR AREA EXCEPTION – CONTINUED TO 10/5/06**

**4. 4 WARREN'S WAY ARGOV, ADDITIONS/VARIANCE**

On September 7, 2006, the Design Review Board reviewed an application and considered public testimony for additions to an existing single-family dwelling, located at 4 Warren's Way, with a variance for excess lot coverage. During the meeting, concerns were raised by the adjacent neighbors regarding view impacts and light pollution. The Board shared these concerns and advised the applicant to make changes to the roof and windows for the addition. The application was continued to September 21, and the applicant has now submitted revised plans for the project.

Doug Thompson, architect, presented the changes to the project. He stated that the north facing upper level windows would be removed and the two master bedroom windows would be replaced by fixed cedar louvers that will not let light show. He said that the other two master bedroom windows in the northwest corner would be replaced with skylights with a 30% tint. He said that the windows on the east side of the garage would be moved to the south side facing the courtyard. He stated that the roof overhangs have been reduced from 25 inches to 11 inches; effectively reducing the mass by 110 square feet, which would shorten the rise of the roof and the roof has been truncated to match the height of the existing roof ridgeline.

Boardmember Beales asked about the ceilings and suggested that the proposed skylight location could be moved to the other side of the ridgeline and still provide light to the same area. Mr. Thompson agreed that this could be done.

Barbara Roberts stated that she wants to protect her view and desires no new light pollution. She said that the applicant's desire to have natural light in a closet could not be justified if it impacts neighbors' views.

Joe Poen stated that the impact from his house appears to still be the same, and felt that the roof has not been lowered substantially. He was concerned that he would have to growing foliage to screen the garage, and that any increase in screening more than 6 inches would impact his view.

Ben Argov stated that he believed that he has compromised a great deal by changing the design, meeting with the neighbors, and making the changes quickly. He explained that the courtyard is important as a play area for his children. He stated that his compromises have protected all neighbors' views. He described efforts to

reach out to his neighbors with phone calls and personal visits, and said that he has support for his project from all but two of his neighbors.

Doug Thompson stated lowering the garage would greatly increase excavation, causing many construction truck trips to haul away dirt.

Boardmember Teiser stated that the applicant has made significant changes to the project. He liked the idea of moving the skylight to the other side of the ridgeline. He said that the changes to the garage have created more separation between the garage and the property line. He said that he could support the project as a reasonable compromise.

Boardmember Beales stated that the applicant has been very responsive in making these changes. He felt that the louvered windows were a good idea. He stated that in suburban areas, looking down on other rooftops visible is a fact of life.

Boardmember Doyle said that efforts have been made to lower the garage roofline and address the issue of light from the windows. He stated that the lowering the roof a little more would not make that much difference. He said that it is more important to maintain views, which would not be impacted by this project. He said that Mr. Poen would see a little of the roof from his second story areas, but his views would not be impacted.

**M/S Boardmember Beales/Teiser (passed 3-0) to determine that the project be 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 skylight over the closet be moved to the other side of the ridgeline.**

## **E. NEW BUSINESS BEFORE THE BOARD**

### **5. 50 MT. TIBURON ROAD GOLD, ADDITIONS**

The applicant has submitted a request to construct additions to the single-family dwelling at 50 Mt. Tiburon Road. The proposed additions include an expansion to the existing second floor, expansion to the kitchen on the first floor and remodeling of selected portions of the existing house. The expansion on the second floor is for a new master bedroom, bathroom and closet. The expansion on the first floor consists of a breakfast room off the west side of the existing kitchen. The remodel proposed for the existing house includes the removal of a bedroom to expand the existing family room and converting the existing exercise room and library into one large office.

Steven Gold, owner, presented the project. He said that the existing master bedroom is very small and not very private, and the addition would address those issues. He stated that he has the support of all of his neighbors.

Al Aguirre stated that he was very supportive of the project. He said that he has asked the owner to consider

replacing the pine trees that exist between the homes if the trees are damaged during construction. Mr. Gold responded that the pine trees would not be harmed as part of the project.

Boardmember Beales stated that he viewed the addition from Mr. Aguirre's home and was initially concerned with the height of the roof over the master bedroom suite, but acknowledged that Mr. Aguirre supports the project.

Boardmember Teiser stated that he has visited the adjacent home and said that there were no real privacy or view impacts.

Boardmember Doyle stated that this is a well designed project that would fit with the neighborhood.

**M/S Boardmember Beales/Teiser (passed 3-0) to determine that the project be categorically exempt from the provisions of CEQA and approve the application subject to the conditions of approval as set forth in the Staff Report.**

## **6. 71 EAST VIEW AVENUE JAMES, ADDITIONS/VARIANCES/FLOOR AREA EXCEPTION**

The applicant is requesting Design Review approval for the construction of additions to an existing single-family dwelling on property located at 71 East View Avenue. Small additions would be made to the entry, kitchen and powder room on the upper level of the house, and a new deck would extend off the living room. On the lower level, the family room would be expanded, a new deck constructed off the master bedroom and a balcony added to the second bedroom. A new balcony would also be added off the guest bedroom on the basement level. An eight inch (8") tall parapet would be added around the perimeter of the existing flat roof of the house. Variances are requested for reduced front and rear yard setbacks, excess lot coverage and excess building height, along with a floor area exception.

Mohamad Sadrieh, architect, presented the project. He stated that the home is in dire need of refurbishing. He stated that the current home encroaches into the setbacks because of the small and steep lot. He noted that this application is only requesting an additional 104 square feet and an 8-inch parapet to improve the appearance of the house. He said that there also is a request to change from a wood to stucco siding, so the mass of the house would be minimized. He stated that due to the cantilevered design of the house, a structural engineer has suggested added supports to strengthen the house, but the owner now feels that the two southernmost columns could be eliminated.

Charles James, owner, further described his discussions with the structural engineer about removed the two columns.

Joan Lombardo stated that her adjacent property and the subject property was one parcel in the past. She said that these two homes are very close, so she is concerned with the preservation of any little separation she has. She was also concerned that the proposed decks would create noise and privacy problems, considering the closeness of the homes.

Planning Manager Watrous noted that the Design Review Board cannot make a decision on this application at this meeting, as the rear yard setback variance was not originally requested by the applicant and therefore had

not been properly noticed. He added that the Board could provide general feedback on the merits of the application, but could not make a decision at this meeting.

Boardmember Beales stated that he had thought that this was a fairly straightforward project on a very tight lot. He hoped that the applicant and neighbor could work out their issues regarding the decks.

**M/S Boardmembers Doyle/Teiser (passed 3-0) to continue the application to the October 5, 2006 meeting.**

**7. 35 HACIENDA DRIVE PETERSON, ADDITIONS/VARIANCES/  
FLOOR AREA RATIO**

The applicant is requesting Design Review approval to construct a garage addition to an existing single-family dwelling located at 35 Hacienda Drive. The existing house includes an attached two-car garage. A 594 square foot addition would be constructed to the rear of the garage, which would provide two additional tandem parking spaces for the house. Variances for reduced front and side yard setbacks and a floor area exception are requested.

Patrick Sheahan, architect, presented the project. He stated that the main objective of this project is to improve the parking situation and give the owners two more garage spaces. He stated that the proposed project design would least impact the neighbors, adding that the property is very large with good buffering from other properties. He noted that this design would create a tall crawl space, but it would not be visible from anywhere. He described efforts to address drainage concerns of some neighbors.

Boardmember Beales asked if the owner need more parking or actual the garage spaces. Mr. Sheahan replied that garage space is important due to the fact that the owners are “car people”. Boardmember Beales suggested that garage instead be placed in front of the existing garage.

Caroline Talbot asked questions about trees on the site that were answered by Mr. Sheahan.

Brian Hansen stated that his only concern was how the construction equipment was going to access the site of the addition.

Kathleen Quandt, architect, stated that the garage could perhaps be shortened, which would save the largest tree.

Boardmember Teiser stated that there has been continuing development on this property, with serial revisions. He stated that the parking already on the site seems adequate. He stated that it would not be a hardship not to have additional garage spaces, even though the structure would not have a major impact on anyone.

Boardmember Beales stated that there are no bases for granting the variances. He stated that there is not necessarily a need for more parking in the area, since he has seen 5-6 vehicles parked there. He again suggested that the garage can be moved forward in front of the existing garage. He stated that parking can be difficult at times in parts of Tiburon.

Boardmember Doyle agreed with Staff's assessment of the variances and suggested that the application be continued to allow the applicant to look at other alternatives for this project.

Boardmember Beales stated that the floor area is not as big an issue as the variances.

**M/S Boardmembers Beales/Teiser (passed 3-0) to continue the application to the October 19, 2006 meeting.**

#### **8. 80 MT. TIBURON ROAD MTIB, LLC, NEW DWELLING**

The applicant has submitted a request to construct a new single-family dwelling on the property located at 80 Mt. Tiburon Road. The site is currently improved with a single-family dwelling and is covered with a variety of mature landscaping. The project as proposed would demolish the existing single-family dwelling, and construct a new 7,144 square foot home. The project aims to mimic the existing structure by following a similar footprint and remain mostly single story. A 1,459 square foot second floor is proposed on the northwest side of the structure. The footprint of the dwelling would create a U-shaped structure, with an exterior courtyard, which also acts as a front yard.

Joshua Aidlin, Aidlin Darling Design, presented the project. He stated that the proposed dwelling would be situated in center of lot, so that a lot of landscaping can surround the home. He noted that a neighbor has suggested that the house be moved 9 feet north so that their view of Mt. Tamalpais would not be obstructed and protect their privacy. He stated that the applicant is prepared to move the house as requested.

Boardmember Beales cautioned that trees to be planted should be selected so future views would not be impacted. Mr. Aidlin stated that they will keep that in mind in preparing the final landscape plans.

Torrez Pulio Goger stated that she was very concerned that the two-story portion of the house would intrude into her Marin Headlands view.

Al Aguirre stated that moving the house back would address the concerns that he had described in his letter regarding the project.

Mr. Aidlin stated that the house would be kept below the maximum height limits to avoid impacting neighbors' views. He added that the house would be placed in the most landscaped portion of the lot to provide better screening.

Ron Herman, landscape architect, stated that the only landscaping proposed to be removed would be located in the inner courtyard. He stated that the only trees that would be planted would top out at 20 feet.

Boardmember Teiser stated that this is a beautiful design. He said that he visited the house at 102 Mt. Tiburon and that neighbor had no objections. He also visited the Moodys' house and felt that moving the house back nine feet should satisfy them.

Boardmember Doyle agreed that this is a beautiful design, but noted that the old house was also wonderful. He said that his main concern was the neighbor's view to the side of Mt. Tamalpais, but felt that moving the

house back nine feet would help that neighbor as well as the uphill neighbor.

**M/S Boardmember Teiser/Beales (passed 3-0) to determine that the project be 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 house be moved nine feet (9') toward the front of the site.**

**9. 5 ROLLING HILLS ROAD WESTERN LIABILITY INSURANCE,  
ADDITIONS/VARIANCE – CONTINUED TO 10/5/06**

**10. 170 HACIENDA DRIVE VOGELHEIM/HANSEN, POOL/VARIANCE  
CONTINUED TO 10/5/06**

**G. ADJOURNMENT**

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