

ACTION MINUTES #18

**TIBURON DESIGN REVIEW BOARD
THURSDAY, OCTOBER 19, 2006
1505 TIBURON BOULEVARD**

A. ROLL CALL:

Present: Chair Bird, Boardmembers Beales, Doyle, Frymier and Teiser

Absent: None

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

B. PUBLIC COMMENTS (FOR ITEMS NOT ON THE AGENDA)

C. STAFF BRIEFING

D. OLD BUSINESS BEFORE THE BOARD

1. 35 Hacienda Drive Peterson Additions/Variations/Floor Area Exception
CONTINUED TO 11/16/06

E. NEW BUSINESS BEFORE THE BOARD

2. 258 Karen Way Conte Additions **APPROVED**
3. 1885 Mountain View O'Donnell New Dwelling/Variations/Floor Area
Exception **APPROVED**
4. 955 Owlswood Lane Cruz New Dwelling/Floor Area Exception
CONTINUED TO 11/16/06
5. 7 Hillcrest Road Strotz New Dwelling **APPROVED**
6. 200 Gilmartin Drive Lehman New Dwelling **APPROVED**

**F. MINUTES OF THE 10/5/06 D.R.B. MEETING - APPROVED AS
AMENDED**

G. ADJOURNMENT - 9:20 PM

**MINUTES #18
TIBURON DESIGN REVIEW BOARD
MEETING OF OCTOBER 19, 2006**

The meeting was opened at 7:02 P.M. by Chairwoman Bird.

A. ROLL CALL

Present: Chair Bird, Boardmembers Beales, Doyle (arrived at 8:15 P.M.), Frymier
and Teiser

Absent: None

Ex-Officio: Planning Manager Watrous, Associate Planner Laurie Tyler, Assistant
Planner Scott Phillips and Minutes Clerk Hennessy

B. PUBLIC COMMENTS

There were none.

C. STAFF BRIEFING

Planning Manager Watrous stated no appeals had been filed on decision from the previous Board meeting.

D. OLD BUSINESS BEFORE THE ROAD

**1. 35 HACIENDA DRIVE PETERSON, ADDITIONS/VARIANCES/
FLOOR AREA EXCEPTION - CONTINUED TO 11/16/06**

E. NEW BUSINESS BEFORE THE ROAD

2. 258 KAREN WAY CONTE, ADDITIONS

The applicant is requesting Design Review approval for the construction of additions to an existing single-story single-family dwelling on property located at 258 Karen Way. A home office would be situated within a new second story addition to the west side of the house. A small addition is also proposed to the existing living room, along with a new gas fireplace. Three (3) new skylights are proposed to be installed.

Lara Conte, architect and owner, made a presentation to the Board. She stated that the project consists primarily of a new second story addition to the west side of the house and three skylights. Ms. Conte reviewed the options available to accommodate their needs; emphasized the smaller backyard than other houses in the neighborhood which she wanted to retain for her children; that this was a small addition that did not block neighbors' views; and windows to be situated to avoid privacy issues. She agreed to allow her neighbor to review the project during construction to make sure privacy was being provided and if necessary she could ask for frosted glass. She showed eye level views from second floor which would not affect neighbors' privacy. She stated that she was aware that second stories are frowned upon in Bel Aire neighborhood, but asked the Board to review this on a case by case basis. She said that she notified the neighborhood of their plans and held an open house; seven people attended the open house and another 24 people signed petition approving project, and she said that the surrounding neighbors are OK with the application.

Ted Leman, 29 year resident, expressed concern about privacy which is now afforded by an old fence and 35 year old landscaping. He suggested that the rear windows be frosted.

Virginia Brunini, 40 year resident, noted the resurgence of young families in Bel Aire and recognized the need to expand. She stated that the zoning ordinance states second stories are discouraged in Bel Aire in order to preserve privacy and sunlight. She noted that this application would be architecturally compatible with the neighborhood, and agreed that this lot is triangulated at the end and lends itself to a variance.

Mrs. Brunini also read a letter from Chuck and Mary Barnes that opposed any second story addition.

Mrs. Conte showed the Board a model of the house and noted window sills are at 5'11" height.

In response to a question from the Board, Mrs. Conte stated she was willing, if necessary, to frost windows with a 2" clear border so she could supervise her children in the yard.

Boardmember Beales acknowledged that there is a lot of feeling in Bel Aire about second stories. He stated that this is a smaller lot and the immediate neighbors have signed off on the project. He agreed that the Board looks at each application on its own merits, and he supported this request.

Boardmember Teiser stated that this is a sensitive design and a modest expansion, with no room to add to the rear on this property. He said that the Town cannot control whether people look out of tall windows into yards, but he felt that this design was not conducive to looking at other yards. He said that the issue of frosting the windows can be worked out with the neighbors.

Boardmember Frymier stated that she was sensitive to the history of Bel Aire, and that the number of families supporting this request means a lot. She said that the addition was sensitively designed and could have been much more massive. She felt that the applicants had gone overboard to appease their neighbors.

Chair Bird stated that this was a thoughtful, modest and reasonable proposal. She agreed that the Board looked at these applications on a case by case basis, and noted that there were few lots like this in the neighborhood.

M/S, Teiser/Beales (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.

**3. 1885 MOUNTAIN VIEW DRIVE O'DONNELL, NEW DWELLING/
VARIANCES/FLOOR AREA EXCEPTION**

The applicant is requesting Design Review approval for the construction of a new single-family dwelling on property located at 1885 Mountain View Drive. The main level of the proposed house basement level would include a living room, family room, kitchen, dining room, a master bedroom suite, one additional bedroom and bathroom, a playroom and a laundry room. A two-car garage would be attached to the main level of the house, with an office, loft and bathroom above the garage. Twelve solar panels, two chimneys and a series of solar panels would be installed on the roof. A swimming pool would be installed in the front portion of the site. Variances are requested for reduced front and side yard setbacks and excess lot coverage, along with a floor area exception.

Greg Johnson, architect, reviewed the plans for construction of a new single-family dwelling which will replace an existing dwelling. He stated they met with neighbors and adjusted plans as requested by them. He stated that the application would preserve views and maintain the scale of the neighborhood and he asked the Board to approve the project as presented with the revisions made for the neighbors.

Claudia Pictet stated that the story pole on the south side of the house was placed in error and new tape was strung that day which made it look higher, longer and more prominent along the ridge line. She stated that 25% of her water view was blocked and the view

from her proposed new terrace would be affected. She had agreed that the applicant could remove the pine tree and replace it with two lower trees that would preserve her view. She asked that the height of the living room be lowered 2 or 3 feet and asked that new poles be put up to determine the impact. In response to questions from the Board, she stated that the picture showing the most water view impact was taken from her patio area.

Pete Pedersen, landscape architect for Ms. Pictet, further addressed the potential view impacts and asked that the house be lowered.

Jamie Cohan stated that he objected to a house with a third level, stating that the proposed house would block his view of Belvedere Island. He stated that there were seven houses that would be negatively impacted by this application and he believed that the proposal contradicts the Hillside Design Guidelines.

Greg Johnson responded that there are no third story additions proposed; rather, the house has one main story, along with a partial lower level and a small area above the garage. He noted that two of the photos shown by neighbors are from outside their houses. He stated that the story pole was not in error but another story pole was added to provide a streamer from one pole to the other. He stated the 9 foot plate height in the ceiling of the living room was an important design element.

Boardmember Teiser noted that the Hillside Design Guidelines address views from primary living areas inside the house, which does not include patio areas. He stated that foreground views were also not considered to be as important. He said that Ms. Pictet's photos were a little misleading, noting that he visited her house and one has to go outside to see those views, which would not be significantly blocked. He stated that there would only be a very modest intrusion into the Cohans' views. He said that he could support the project, adding that the variances are for existing conditions.

Boardmember Beales stated that he stood on the Cohans' driveway and that the one blip taken out of their Belvedere Island view would not be considered to be view blockage. He stated that the house would be in the foreground view, would not block any significant objects or the horizon line. He said that some small water view might be affected, but only if there is some tree trimming.

Boardmember Frymier stated that this is a beautiful design. She said that she was hesitant to block views, but she visited the Cohans' property and found that their views would not be dramatically blocked.

Chair Bird stated that this is a lovely design that sits nicely on the lot. She said that the view from the Cohans' house is of a hillside. She said that people in Tiburon do not live in Wyoming where you cannot see other houses. She said that the house would not block significant views and that the applicant has done a good job of addressing the neighbors' concerns.

M/S, Beales/Frymier (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 and the changes as outlined in the October 18, 2006 letter from the architect.

4. 955 OWLSWOOD LANE CRUZ, NEW DWELLING/FLOOR AREA EXCEPTION

The applicant has submitted modified drawings for the approved construction of a new two-story single family dwelling on the property located at 955 Owlswood Lane. Currently, the property is improved with a single-family dwelling which is proposed to be demolished. The applicant is not proposing to change the general layout of the structure or the size of the home. The modifications proposed would enhance the design by creating a more aesthetically pleasing home, both interior and exterior.

Chair Bird announced that no decision would be made on this application this evening because the story poles have not been up for 10 days, however, the Board will review the application.

Luis Rabut, architect, reviewed the application which had previously been approved to replace an existing single-family dwelling, and outlined the improvements to the interior and exterior which would enhance the design by creating a more aesthetically pleasing home. He said that the height would be increased by 5'7" and 12 skylights removed.

Boardmember Doyle arrived to the meeting.

Boardmember Beales noted the chimney looked like it would be too close to the trees. Mr. Rabut replied that this possible fire hazard would be addressed during the construction phase.

Mary Bowles expressed concern that the applicant had not contacted the neighbors and that the story poles seemed to be in the trees and wondered if any of the trees would be removed.

Boardmember Frymier expressed concern that the story poles were not located forward enough and would like locations to be checked. She said that the house would be more vertical and could look massive for the small lot.

Boardmember Beales noted the improved design and the importance of the trees being preserved to provide screening. He said that the story poles need to clearly illustrate the building height, including the chimney.

Boardmember Teiser suggested additional story poles and a story pole plan be provided to visualize the chimney location.

Chair Bird stated the height seemed prominent and suggested cutting some branches to clarify the height of the proposed structure.

Boardmember Doyle stated that there appeared to be a lot of roof area, and agreed that better story poles are needed.

M/S Beales/Doyle (passed 5-0) to continue this item to the November 16, 2006 meeting.

5. 7 HILLCREST ROAD STROTZ, NEW DWELLING

The applicant has submitted a revised request for construction of a new single-family dwelling on the vacant property located at 7 Hillcrest Road. The proposal has been redesigned to address issues raised at the previous Design Review Board hearings. The proposed floor plan would include three (3) bedrooms, two (2) bathrooms and the master bedroom suite on the upper level; a family room, living room, dining room, kitchen and study at the lower level; and a three-car garage, game room, media room, wet bar and wine cellar at the garage/basement level. A tile deck would be located above the three-car garage with access at the lower level through the family room. An interior stairway and elevator would service the three levels of the home.

Mohamad Sadrieh, architect, reviewed the revised plans.

Mark Jansheski, new owner of the property, stated that the plans had been revised to address the concerns of the neighbors.

Nita Poonian commended the architect for his cooperation with the neighbors, and expressed concern that no landscaping be added below the retaining wall that would block her views.

Boardmember Doyle stated that the issues from the previous house design have been addressed. He stated that the house is appropriate for the site and does not appear to intrude into any sight lines.

Boardmember Frymier noted that the house is consistent in style with others in the neighborhood.

Boardmember Teiser stated that this is a much improved design that fits the landscape better and opens up more views than before.

Boardmember Beales agreed that this is a much better design and noted that there is a condition of approval that addresses the landscaping issue.

Chair Bird applauded the owner for working with the neighbors and stated that this was a much better home than before.

M/S, Frymier/Doyle (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.

6. 200 GILMARTIN DRIVE LEHMAN, NEW DWELLING

The applicant is requesting Design Review approval for the construction of a new three-level single-family dwelling on a vacant lot located at 200 Gilmartin Drive. The main level of the proposed house basement level would include a living room, kitchen, dining room, a master bedroom suite, two offices, laundry room, game room and a guest suite. The upper level would three bedrooms and three bathrooms. A basement level would include a storage room and media room. A three-car garage would be attached to the main level of the house. Three chimneys would be installed on the roof. A swimming pool would be installed to the rear of the house.

Adam Gardner, architect, reviewed the plans for a three-level single family dwelling which conforms to the previously approved precise development plan. He stated that the house had to comply with a 15 foot height limit. He stated that they have met with their neighbors and not aware of any neighborhood opposition.

Pete Pedersen, landscape architect, stated there was a 6 foot height limit for much of the landscaped area and they worked with an approved plant list. He stated that there would be olive trees guarding the entryway and they would maintain the existing outcroppings of serpentine where possible.

In response to questions from the Board, Mr. Gardner stated that there would be a shared driveway for this lot and the lot below. Planning Manager Watrous noted that the driveway would be built prior to submittal of plans for the second house.

Bill Sweet, and also representing Charles Schreiber, wanted to make sure berming along the driveway would block headlights and asked for clarification of guest parking.

Len Yaffee asked about the driveway layout. Planning Manager Watrous explained that the layout of the driveway has not changed.

Al Anolik, previous owner of the parcel, reviewed the history of the development and noted only 8.4% of total land would be built upon. He asked for support of the application.

Boardmember Teiser stated that this was a gorgeous design and noted that the adjacent neighbors are the only people who could see the house and have no objections.

Boardmember Doyle stated that this was a beautiful design that works well on the lot.

Chair Bird appreciated the landscape plan and felt that this will be a very welcome house on this site.

M/S, Frymier/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.

F. APPROVAL OF MINUTES #17 OF THE 10/5/06 DESIGN REVIEW BOARD MEETING

Boardmember Beales asked that the fourth paragraph on page 2 be modified to insert italicized words: He stated that he spoke to Mr. Goldman *prior to the August 3 hearing* ...

M/S Teiser/Beales (passed 5-0) to approve the Minutes of October 5, 2006 as amended.

G. ADJOURNMENT

The meeting was adjourned at 9:20 P.M.