

ACTION MINUTES #20

**TIBURON DESIGN REVIEW BOARD
THURSDAY, NOVEMBER 16, 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 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1. 35 Hacienda Drive Peterson Additions/Variances/Floor Area Exception **WITHDRAWN**
 2. 955 Owlswood Lane Cruz New Dwelling/Floor Area Exception **APPROVED**
- E. NEW BUSINESS BEFORE THE BOARD**
3. 5 Rolling Hills Road West. Lia. Ins. Additions/Variance/Floor Area Exception **APPROVED**
- F. MINUTES OF THE 11/2/06 D.R.B. MEETING - APPROVED AS AMENDED**
- G. ADJOURNMENT - 7:45 PM**

**MINUTES #20
TIBURON DESIGN REVIEW BOARD
MEETING OF NOVEMBER 16, 2006**

The meeting was opened at 7:00 P.M. by Chair Bird.

A. ROLL CALL

Present: Chair Bird, Boardmembers Beales, Doyle, Frymier (7:05 PM) and Teiser
Absent: None
Ex-Officio: Planning Manager Watrous, Associate Planner Laurie Tyler and Minutes Clerk Hennessy

B. PUBLIC COMMENTS

There were none.

C. STAFF BRIEFING

There was none.

D. OLD BUSINESS BEFORE THE ROAD

- 1. 35 HACIENDA DRIVE PETERSON, ADDITIONS/VARIANCES/ FLOOR AREA EXCEPTION - WITHDRAWN**
- 2. 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. This application was continued from the October 19, 2006 Board meeting with direction given to the applicants to revise the story poles for the project.

Luis Rabut, architect, reviewed changes made to the application. He stated that the wood burning fireplace has been changed to a gas fireplace, with a false chimney for aesthetic purposes, and the master bathroom window has been altered to a small bay window. Additionally, he noted that the story poles have been in place ten days prior to the hearing, and the applicant has provided a story pole plan.

Boardmember Frymier expressed concern that the design is a little out of character for the other houses on Owlswood Lane. Mr. Rabut responded that most of the houses are designed as gable type and he tried to eliminate visual impact by using stone instead of stucco.

The Chair opened the public hearing.

There being no comments, the Chair closed the public hearing.

Boardmember Teiser noted this house is screened from the rest of the neighborhood by trees and is more visible from Tiburon Boulevard. He stated that this is a much improved and more attractive design.

Boardmember Beales stated that the chimney is fine aesthetically and does not affect the neighbors. He said that this would be a big building when viewed from Tiburon Boulevard and he did not want to see the submitted exterior color to go lighter.

Boardmember Doyle stated that the house would not be as big as it appears on the plans. He was concerned with the stone pattern, noting that a house in Belvedere had similar large blocks of dark brown stone which

was unattractive and asked the architect to try to keep the stone as uniform as possible. He said that he would like to see more landscaping along the front of the house to screen the uphill view from Tiburon Boulevard.

Chair Bird agreed that the plans were an improvement over the previous design. She was concerned with the height of the building as it sits above Tiburon Boulevard. She noted the Board cannot guarantee that a house will not be seen by neighbors, as trees come and go and neighbors do not want to see their views blocked. She was still uncomfortable with the massiveness of the house when viewed from Tiburon Boulevard.

Boardmember Frymier stated that she was not in favor of the revised design. She said that the house would loom over Tiburon Boulevard, but noted that anything on the lot would be visible. She preferred that the house be stepped into the lot and be more consistent with its surroundings. She thought that depending on landscaping to provide screening was a slippery slope.

M/S, Beales/Doyle (passed 3-2, Frymier and Bird 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 requiring that a revised landscaping plan be submitted with 3 to 5 foot tall plantings to be installed along the front property line, to be reviewed by Staff.

E. NEW BUSINESS BEFORE THE BOARD

3. 5 ROLLING HILLS ROAD WESTERN LIABILITY INSURANCE, ADDITIONS/VARIANCE/FLOOR AREA EXCEPTION

The applicant is requesting Design Review approval to construct additions to an existing one-story single-family dwelling; a new second story addition would be constructed, which would include a master bedroom suite, two more bedrooms, one more bathroom and a study. A breakfast nook would be added to the existing main level of the house; three decks and three new skylights are proposed to be installed.

The proposed project would add 1,522 square feet of floor area to the existing house for a total floor area of 3,525 square feet, which would require a floor area exception for 75 square feet. The proposed additions would increase the lot coverage by 253 square feet to 2,616 square feet (18.0%). As the maximum lot coverage permitted in the RO-2 zone is 15.0%, a variance is requested for excess lot coverage.

Hank Bruce, architect, stated that he took over an existing project and tried to address concerns expressed by neighbors and the Board resulting in a redesign. He said that they had essentially tried to pull the mass back from the tree line and break up the mass so there would be less bulk. He stated that the floor area exception was requested because it is a relatively small lot, with a road easement along the frontage which cannot be used for calculations of floor area.

In response to Boardmember Teiser, Mr. Bruce agreed that privacy could be an issue and that they would entertain raising the sill height of the study window.

The Chair opened the public hearing.

Linda Berg, also representing her husband Bruce Berg, thanked the architect and owner for changing the plans

to make the addition less bulky. She stated their concern remained the windows that face east toward their home, noting that the previous plan had one window and now there are four on the second floor facing east. Mrs. Berg stated they had kept their hedge high because they did not know what would happen to this property; they have since trimmed the hedge because it is their main view corridor which they have had for 37 years. She stated they are concerned about glare in the evening from the east-facing windows that would impact their living room. Mrs. Berg noted the down slope neighbors have suggested plantings to mitigate the bulk of the house which would impact their view corridor.

Mr. Bruce stated he appreciated and understood Mrs. Berg's comments and would like the opportunity to work with them to mitigate the impacts of the windows, but would like to keep the possibility of some windows in their direction.

The Chair closed the public hearing.

Boardmember Frymier thanked the architect for a very good job of working with the neighbors. She said that she did not have a major issue with the variance request and the design in general, but she hoped that the architect would continue to work with the neighbors regarding the windows.

Boardmember Doyle stated that nighttime light pollution could be an issue. He said that it is difficult to understand the project when the applicant was not in attendance. He said that he liked the project design and had no issue with the variance or floor area exception, and characterized the request as modest.

Boardmember Beales stated that the revised project design was a big improvement over the previous design. He felt that the study window needed to have a higher sill. He noted that two of the subject rooms were children's bedrooms so unless they were up late studying the lights would not be on. He added that people often see lights in their view, but are usually just a glow, not a spotlight that would be serious light pollution.

Boardmember Teiser suggested that another alternative would be to install skylights. He said that he would like to see the study window sill height raised to 5 feet, 6 inches. He concurred that people see lights from windows all over town.

Chair Bird agreed with fellow Boardmembers, and added that it does not matter who would be living in the house, but whether the design is appropriate. She said that she could support the project with the raised sill heights.

M/S, Teiser/Beales (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, with the additional condition of approval that the sill height for all east-facing windows on the top floor be raised to 5 feet, 6 inches.

F. APPROVAL OF MINUTES #19 OF THE 11/2/06 DESIGN REVIEW BOARD MEETING

Boardmembers asked for the following corrections:

Page 2, 5th paragraph, third line to read: by the trees on their property and on another property. Delete the word: and. Insert: She ...

Page 2, 5th paragraph, last line change the word “raising” to “lowering”.

Page 2, 6th paragraph, third line, insert the words “being from the trees” after blockage.

Page 2, 6th paragraph, fifth line, insert the words “and the blockage is” before the words in the foreground.

Page 3, 1st paragraph, 4th line, change the word “look” to “feel”.

Pages 3, 2nd paragraph, insert the words “on their own property” after the word “manicured”.

Page 3, 3rd paragraph insert the words “Japanese style” after the word “larger.”

Page 4, 3rd paragraph, add the words “with more acceptable landscape elements” at the end of the sentence.

M/S Beales/Doyle (passed 5-0) to approve the Minutes of November 2, 2006 as amended.

G. ADJOURNMENT

The meeting was adjourned at 7:45 P.M.