

ACTION MINUTES #10

**TIBURON DESIGN REVIEW BOARD
THURSDAY, JUNE 7, 2007
1505 TIBURON BOULEVARD**

A. ROLL CALL: Present: Chair Doyle, Boardmembers Corcoran, Frymier and Teiser
Absent: Boardmember Glassner
Ex-Officio: Planning Manager Watrous and Assistant Planner Phillips

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

C. STAFF BRIEFING

D. OLD BUSINESS BEFORE THE BOARD

- | | | | |
|----|--------------------------------------|----------|---|
| 1. | 1893 Centro West Street
Exception | Harb | New Dwelling/Variance/Floor Area |
| | | | CONTINUED TO 6/21/07 |
| 2. | 2309 Spanish Trail | Stafford | Addition/Variations CONTINUED TO 6/21/07 |
| 3. | 673 Hawthorne Drive | Young | Addition/Variations APPROVED |

E. NEW BUSINESS BEFORE THE BOARD

- | | | | |
|----|------------------------|---------|---|
| 4. | 173 Avenida Miraflores | Roach | Exterior Alteration/Appeal GRANTED |
| 5. | 43 Upper North Terrace | Soofer | Addition/Variations APPROVED |
| 6. | 2 Warren's Way | Roberts | Addition/Variations CONTINUED TO 6/21/07 |

F. MINUTES OF THE 5/17/07 D.R.B. MEETING - APPROVED AS AMENDED

G. ADJOURNMENT – 7:45 P.M.

**APPROVED MINUTES #10
TIBURON DESIGN REVIEW BOARD
MEETING OF JUNE 7, 2007**

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

A. ROLL CALL

Present: Chair Doyle, Vice-Chair Frymier, Boardmembers Corcoran and Teiser

Absent: Boardmember Glassner

Ex-Officio: Planning Manager Dan Watrous and Assistant Planner Phillips

B. PUBLIC COMMENTS

Victoria Fong addressed an application for Staff-level Design Review approval for the property located at 13 Roseville Court and asked that it be tabled until existing conditions from the earlier file in 2006 were completed and complied with. She said that she had written and spoken with Associate Planner Tyler and thanked staff for their work to address the existing unresolved problem. She said that considerable changes have been requested of the applicant regarding landscaping and lighting issues, and that the removal of landscaping would result in privacy loss and direct and exposed views of the entire length of the house and all lighting. She felt that the submitted plans did not address these issues and asked that they be resolved prior to approval of the application.

C. STAFF BRIEFING

Planning Manager Watrous gave the following briefing:

- Items for 1893 Centro West Street, 2309 Spanish Trail and 2 Warren's Way were continued to the June 21, 2007 meeting;
- The Town Council Design Review Board workshop has been re-scheduled for Tuesday, June 26 at 6:00 p.m.;
- He suggested that the July 5, 2007 meeting be canceled due to potential applicant conflicts with the July 4th holiday, and that items could be continued to the June 21st or July 19th meetings.

D. OLD BUSINESS BEFORE THE BOARD

- 1. 1893 CENTRO WEST STREET HARB, NEW DWELLING/
VARIANCE/FLOOR AREA EXCEPTION - CONTINUED TO 6/21/07**
- 2. 2309 SPANISH TRAIL STAFFORD, ADDITION/VARIANCES
CONTINUED TO 6/21/07**
- 3. 673 HAWTHORNE DRIVE YOUNG, ADDITION/VARIANCES**

The applicant is requesting Design Review approval for the construction of additions to an existing single-family dwelling located at 673 Hawthorne Drive. The addition would include a new lower level bedroom and family room and a new den, entry foyer and deck on the existing upper level. Also included in the proposal is a spa within the rear yard setback. Variances are requested for reduced rear yard setback and excess lot coverage.

This application was first reviewed at the May 3, 2007 Design Review Board meeting. At that meeting, the neighboring property owner behind the subject home at 666 Hillary Drive raised

concerns regarding potential view impacts that would be caused by the proposed addition above the main level. The neighboring property owner at 675 Hawthorne Drive had concerns of the additional windows that would face their property from the proposed addition. The Board reviewed the proposal, but continued the project to give the applicant time to create perspective drawings and photographs from 666 Hilary Drive. The Board also encouraged increased dialogue between the neighbors. The application was continued to allow the applicant time to address these issues.

David Holscher, Holscher Architecture, discussed the following amendments to the plan: They moved massing in two feet; moved the fireplace inside; addressed the 4 inch taller vertical plane per the request of David Eklund; eliminated all clerestory windows; shrunk the deck back 3 feet; continued the landscape theme between the two properties; and removed the hot tub.

In response to questions contained in Mr. Eklund's letter, Mr. Holscher stated that they 1) removed 64 square feet of floor area; 2) lined up the vertical plane with the existing ridge; and 3) removed the hot tub. He said they would also add additional screening and guardrails with no reflective surfaces, and lighting which would be the downlights.

Public Comments:

John Hermansky said he lives two blocks down from the project and acknowledged that his comment was late, but felt it would be more advantageous for houses in the area to expand more toward the street. However, he acknowledged this would result in more cost and coverage issues, but would address view issues of nearby homes.

Boardmember Teiser felt the architect and owner responded to concerns of the neighbors and of the Board and he supported the project.

Boardmember Corcoran agreed and felt the architect had done a good job in meeting neighborhood concerns. He was also pleased that the project was resolved so amicably.

Chair Doyle acknowledged that a lot of changes were made to the project, which now looks great.

<p>ACTION: It was M/S (Corcoran/Doyle) that the Board determines that the project is categorically exempt from the provisions of CEQA and that the project be approved with the recommended conditions of approval. Vote: 4-0.</p>

E. NEW BUSINESS BEFORE THE BOARD

4. 173 AVENIDA MIRAFLORES ROACH, EXTERIOR ALTERATION/APPEAL

On January 4, 2007, the Tiburon Planning Division denied a Site Plan and Architectural Review application for minor alterations to an existing single-family dwelling, on property located at 173 Avenida Miraflores. The owners of the property have now appealed this decision to the Design Review Board.

Planning Manager Watrous discussed the Town's appeal hearing and speaker policies.

Dani Roach, owner, stated that they had consulted with a professional architect about their project. She said that they have a southern exposure to the house which has caused continuous problems with damage to the existing wood siding due to wind, rain and storms, and they wanted to change the entire exterior finish of the home from wood siding to grey colored stucco.

Michael Heckmann, architect, stated that the home's style, character and shape was that of a Deco-style home. He said that the initial design concept was apparently derailed by some of the neighbors who felt the home should have a wooden exterior. He stated that the appropriate expression for the house was to use a stucco finish. He presented a diagram of the neighborhood which showed the location of homes where supportive signatures were received from surrounding neighbors, and of homes with stucco finishes. He said the home has the shape and form of a more contemporary house and felt it would be a much more successful building if expressed in stucco.

Mr. Heckmann presented photographs of the existing house exterior and elevation renderings to show what the home would look like with stucco. He noted the color of the gray was warm, and the railings would be done in a dull, painted stainless steel. Mr. Heckmann referred to a document that was thought to be CC&R's for the neighborhood, but said it was an actual "wish list" made up by several neighbors in the 1980's of how they thought the neighborhood should appear.

In response to a question from Boardmember Teiser, Planning Manager Watrous provided the Board with the definition of CC&R's, noting that they were not part of Town regulations and are not enforced by the Town.

Mr. Heckmann encouraged the Board to approve the project. He said that the utilization of stucco would fix maintenance problems, would be more in keeping with the Deco architecture of the house and would not affect the compatibility with other homes in the neighborhood.

Chair Doyle questioned if Mr. Heckmann considered using hardy plank. Mr. Heckmann felt hardy plank would most like hold a paint finish better, but said he thought it was not quite right for the style of the house and was better used for traditional or craftsman style homes.

The Chair closed the public hearing.

Vice-Chair Frymier stated that she understood why the application was denied, noting that this would be one of the few stucco homes in the immediate vicinity. She said that one of the reasons she serves on the Board is because she likes architecture, and she felt that stucco would be most consistent with this home's deco design. She said that there is much change occurring in the neighborhood, as many other homes with wood siding are likely to be changed. She acknowledged that wood sided homes often suffer damage to exteriors from weather and felt the owners were proposing change in a stylish way.

Boardmember Corcoran agreed with Vice-Chair Frymier, stating that the house design went awry at some point and the stucco would be a great improvement. He noted that most of the neighbors were supportive and felt that this would result in an attractive house. He stated that many homes face south and have other exterior alternatives to stucco and that CC&R's are not an issue for the Board to consider.

Boardmember Teiser noted that many of the wood-sided homes have wide-spaced boards which create a monolithic look. He said that stucco was a more appropriate material for this house and would not change the neighborhood character.

Chair Doyle agreed with the need to redo siding on a south-facing house and felt that stucco would better fit the style of the house.

ACTION: It was M/S (Frymier/Teiser) that the Design Review Board indicates its intention to grant the appeal and direct Staff to return with a resolution granting the appeal for adoption at the next meeting. Vote: 4-0.

5. 43 UPPER NORTH TERRACE SOOFER, ADDITION/VARIANCES

The applicant is requesting Design Review approval for the construction of an addition to an existing single-family dwelling on property located at 43 Upper North Terrace. A family room addition would be constructed to the rear of the existing breakfast nook on the main level of the house. The addition would include a fireplace and chimney. Variances are requested for excess lot coverage and reduced side yard setback.

Mohamad Sadrieh, architect, said the applicants had requested him to design an addition to their home to use as a family room. He noted that with the addition the home would still be only 2,845 square feet, but over the allowable lot coverage of 15%. He said that adding the square footage above the existing home was not practical because it would negatively impact neighbor's views and would be awkward for the family room to be adjacent to the kitchen.

He said that the addition was proposed to be located in the rear of the home and would not impact the neighborhood. He said that it would match existing colors, roof pitch and window treatment.

Public Comments – None

Boardmember Teiser felt that the addition was modest and would be hidden from the street and from neighbors. He felt that the additional lot coverage would be handled in a sensitive manner.

Boardmember Corcoran stated that this was not a very significant variance or encroachment into the lot. He said that it would be difficult to build up instead of to the rear, and he felt that the rear yard was very private and shielded from the neighbors.

Chair Doyle stated that alleviating view issues by not building up was preferable.

ACTION: It was M/S (Teiser/Doyle) that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15301, and approve the variance with the recommended conditions of approval. Vote: 4-0.

**6. 2 WARREN'S WAY ROBERTS, ADDITION/VARIANCES CONTINUED
TO 6/21/07**

**F. APPROVAL OF MINUTES #9 OF THE 5/17/07 DESIGN REVIEW BOARD
MEETING**

Boardmember Corcoran requested the following amendment to the minutes: Page 5, 3rd paragraph, 2nd sentence to read, "He stated that he personally feels like the house appears massive from the street but deferred to the neighbor's judgment and support."

Page 5, 3rd paragraph, last sentence to read, "...of a house, and agreed with allowing staff to further review and approve the landscape plan."

Page 5, 3rd paragraph, 6th sentence to read, "Boardmember Corcoran felt the applicant had demonstrated that he was willing to work with the neighbors and suggested the plan be approved at staff level through the building plan check process."

ACTION: It was M/S (Corcoran/Frymier) to approve the Minutes of the 5/17/07 Design Review Board meeting, as amended. Vote: 4-0.

G. ADJOURNMENT

The meeting was adjourned at 7:45 p.m.