

C. STAFF BRIEFING

Planning Manager Watrous reported that the application for 2 McCart Court was continued to the November 20 meeting and the application for 1865 Mountain View Drive was continued to the December 4 meeting.

D. OLD BUSINESS BEFORE THE BOARD

1. 2 MCCART COURT KAISER, ADDITIONS/FLOOR AREA EXCEPTION – CONTINUED TO 11/20/08

E. NEW BUSINESS BEFORE THE BOARD

2. 4 HEATHCLIFF DRIVE BATES, ADDITIONS

The applicant is requesting Design Review approval for the construction of additions to an existing two-story single-family dwelling on property located at 4 Heathcliff Drive. A new kitchen and a master bedroom deck would be added to the main floor and the existing kitchen would be converted into a study and mudroom. A new lower level would be constructed that would include a family room, bathroom and deck. No changes would be made to the existing upper level of the house. The proposed project would add 955 square feet of floor area to the existing house, resulting in a total floor area of 3,667 square feet, which is less than the floor area ratio for a lot of this size. The proposed additions would also increase the lot coverage of this property by 955 square feet to a total of 3,176 square feet (12.5%), which is less than the 15.0% maximum lot coverage permitted in the RO-2 zone.

Ernest Bates, owner, said he knew the home would need a new roof, exterior siding and glazing when he purchased the home. He said that he purchased the home with approved expansion plans and after a large portion of the roof was destroyed during a storm, they received approval from the previous architect to modify the plans to repair the roof and add a family room, deck, and kitchen.

Planning Manager Watrous asked Mr. Bates if he could address the story pole questions received by neighbors. Mr. Bates said the height of the story poles was not correct; they were too tall and the roof line should have been much lower. Chair Doyle said the story poles previously looked like they went straight out and did not drop at an angle, which was incorrect. Mr. Bates presented a photo taken from the neighbor's house showing what it looks like now. He said he received letters from two neighbors stating that they have amended their original remarks about the application.

The public hearing was opened.

Nadine Hill said the project would in no way impact her negatively.

George Landau said he has seen the house through various transformations and urged the Design Review Board to approve the plans.

The public hearing was closed.

Vice-Chair Glassner said he believed the design was very considerate and reduced in scale and that the applicant has worked to achieve consensus with the neighbors.

Boardmember Wilson noted that he visited the site and the house at 86 Sugarloaf Drive and the project would

not impact ridgeline views.

Boardmember Tollini stated that he saw the corrected story poles and he characterized the view impact from 86 Sugarloaf Drive as de minimis. He said that there is nothing about the plans that had not been previously approved.

Boardmember Chong said that he also saw the revised story poles and found the project to be consistent with the previously approved plans.

Chair Doyle was in agreement and said that the upgrades and new plans were well done.

ACTION: It was M/S (Glassner/Tollini) that the project is exempt from the California Environmental Quality Act and approved the project subject to the attached conditions of approval. Vote: 5-0.
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3. 325 TAYLOR ROAD GAUSE/KUHN, ADDITIONS

The applicant is requesting Design Review approval for the construction of an addition and alterations to an existing single-family dwelling located at 325 Taylor Road. The addition would include a new master bedroom, master suite and office. The home would be remodeled in the process and selected portions of the existing floor area would be removed. The roof would be reconfigured to include additional ridgelines and modifications to the skylights. A swimming pool and associated retaining walls would be added to the rear of the home as well as various other landscape features. The lot coverage on the site would increase by 2,371 square feet (1.1%) to a total of 8,693 square feet (3.8%). The floor area on the site would increase by 763 square feet to a total of 6,498 square feet, which is 1,502 square feet less than the maximum allowed floor area of 8,000 square feet.

Susan Gause, owner, said they bought the house in 1996 and fell in love with the style. They wanted a single story house because they cared for her ill mother there for years. They hired an architect, and asked him to keep the style and components of the house the same in the addition design. She said that the design includes a new master bedroom and swimming pool.

Ron Sutton, architect, said the property is on the backside of Tiburon overlooking Paradise Cay. He said that they would only add about 750 square feet, which is less than the maximum allowed. He said that there are residential properties below the property, with the Ring Mountain Open Space above. He described the house as Craftsman style, and all single-story to accommodate a wheelchair. He said that the redesign would give the entry more prominence, extend porches to increase the size of the living area, add the master bedroom on the end along with a small office, and convert the exercise room and old master bedroom to guest bedrooms. He said that they would also add a pool, terraces, and outdoor areas which step down with the grade of the hill.

Vice-Chair Glassner asked Mr. Sutton to explain the exterior lighting and any effects or impacts upon neighbors. Mr. Sutton said the house has an overhang around it, and the only lighting would come from the safety lighting on the terrace steps or from lighting inside the house itself. Mr. Sutton said there was some concern about the location of the new master bedroom and that they looked at other possible locations, but moving the master bedroom and office to the other side of the house would make it more prominent. He said that the new master bedroom roof would actually be lower than the other roofs.

Mr. Sutton disagreed with Assistant Planner Phillips' comments that the project would be inconsistent with the Hillside Guidelines and could have been cut into the hillside more. Mr. Sutton said it is easier to do that

when building a new house, but an existing structure is somewhat limited. He said that they have reduced bulk and mass by adding landscaping that will cover the retaining walls. He said that the vertical plane on the edge of the new master bedroom would be about 25 feet tall on one side and 16 feet on the other and would be broken up with windows, horizontal planes and shingles. Mr. Sutton displayed a panoramic photo of the property to show the neighboring houses and the extent of the view. He said that nothing would project into the horizon line, and there are no structures above the home whose view would be impacted. He displayed two more photos taken from Paradise Cay which showed that none of the ridge view from Paradise Cay would be blocked.

There were no public comments.

Boardmember Wilson asked if there is any reason why the pool is on the northeast instead of southeast. Mr. Sutton said the owners have lived in the house for several years and from their experience the proposed pool location is more shielded from the wind. He also noted that if the pool were built on other side the retaining walls would have been a lot higher.

The public hearing was closed.

Boardmember Chong said he visited the project and he thinks the home is beautiful. He said that he would rather see an addition that mirrors the rest of the house than chop off the addition. He noted the open space above that that the neighbor who had a concern was further down the hill, with the proposed addition out of their primary view.

Boardmember Tollini agreed, stating that the addition fit the context of the house. He said that the location of the addition was ideal for buffering the pool from the weather and taking advantage of the views and would not be visually prominent when viewed from downhill.

Vice-Chair Glassner said he thinks the home is beautiful and hugs the hillside. He said that the addition would not loom over the homes downhill and would not block any primary views. He said that this was a good utilization of the land and existing house design.

Boardmember Wilson said that he visited the property and agreed with everything that has been said. He said he likes the idea of keeping the house at one level. He did not think the addition would impact the home at 140 Antonette Drive, but he thought it would affect the ridgeline view from Paradise Cay. He said he would like to see the master bedroom stair step down. He said that the addition looks tacked on when viewed from below and if the addition was stair-stepped down it would fit better with the natural topography.

Chair Doyle said he saw the same issue while viewing it from Paradise Cay, but he noted that other houses were built right on the ridgeline. He stated that for home on Paradise Drive the primary view is towards the water. He said that given the expanse of the hillside, this would have only a small impact. He said he also likes the idea of dropping down the master bedroom, but he would support the project as is.

<p>ACTION: It was M/S (Chong/Doyle) that the project is exempt from the California Environmental Quality Act and approved the project subject to the attached conditions of approval. Vote: 4-1 (Wilson voted no).</p>

4. 741 TIBURON BOULEVARD MADDOX, ADDITIONS/VARIANCE

Boardmember Tollini recused himself from this item and left the meeting.

The applicant is requesting Design Review approval for the construction of additions, alterations and partial remodel to an existing single-family dwelling located at 741 Tiburon Boulevard. The additions would include adding an office off the northwest corner of the existing home and expanding the existing second story master bedroom. The remodel would include converting the existing laundry room and a portion of the existing living room into a new bedroom and bathroom. Various windows and doors would be reconfigured and a copper cap would be added to the existing chimney. The lot coverage on the site would increase by 26 square feet (0.3 %) to a total of 2,175 square feet (28.9 %), which is 1.1 % less than the 30.0 % maximum lot coverage permitted in the R-1 zone. The floor area on the site would increase by 119 square feet to a total of 2,377 square feet. The maximum allowed floor area for a lot of this size is 2,753 square feet. A variance is requested for a reduced side yard setback.

Michael Heckmann, architect, said he remodeled this home with the owner about four years ago and at that time the project was focused on improving the entry and front of the house. In this phase of the project they would improve the very small master suite with a more generous bedroom area, master bathroom, and closet space and the living room would be turned into a guest suite. He said that there would be minimal changes from the street side. Ideally, they would have pushed fascias up to a ridge at the top of the roof, but he said that the uphill neighbor on Hawthorne Drive did not want it raised. He said that they are requesting a variance to add a small office space and incorporate another gabled roof in that area to tie it in architecturally with rest of house.

The public hearing was opened.

John Sweeney supported the project.

The public hearing was closed.

Planning Manger Watrous said if the Board wishes to approve the variance, they need to make the findings to support the request.

Boardmember Wilson viewed the property and said that the additions cannot be seen from the street. He said that it is a challenge living on Tiburon Boulevard and said the variance setback does not bother him because the addition would not impact anyone.

Boardmember Chong echoed Boardmember Wilson's comments and said he appreciated the applicant working with the roofline to address the neighbor's concerns.

Vice-Chair Glassner said the roof design bothered him, but agrees that it went a long way to address the neighbor's concerns. He said he strongly supported the project and the variance.

Chair Doyle said he talked to the neighbor along the setback and he felt that it would not affect anyone.

Planning Manager Watrous clarified that the finding for the setback should be based on the unnecessary hardship or practical difficulty of complying with the setback. Boardmember Wilson said it is a substandard lot size and without the office space it would deprive the owners of use of their property similar to other neighbors in the area.

Chair Doyle questioned if there was another location for the office space. Mr. Heckmann said the main reason the office is positioned in that area is because of the function of how the house is used and the owner does not want a workspace off of a bedroom or entry way. He said that if the office was located in the rear of the

property, it would be in the midst of the “active” area of the home. He felt that this was the only practical location for the office. Planning Manager Watrous said that if the Board feels that that is sufficient, the Board will need to articulate that in any motion to approve the project.

ACTION: It was M/S (Wilson/Doyle) that the project is exempt from the California Environmental Quality Act and approved the project subject to the attached conditions of approval, with the finding that the layout of the house creates a practical difficulty in complying with the required setback for the office addition. Vote: 4-0.

**5. 1865 MOUNTAIN VIEW DRIVE PEARCE/GRANT, NEW DWELLING/
VARIANCE/FLOOR AREA EXCEPTION - CONTINUED TO 12/4/08**

F. APPROVAL OF MINUTES #15 OF THE 10/16/08 DESIGN REVIEW BOARD MEETING

No changes were requested by the Board.

ACTION: It was M/S (Chong/Doyle) to approve the minutes of the October 16, 2008 meeting as written. Vote: 4-0.

G. ADJOURNMENT

The meeting was adjourned at 8:25 p.m.