



TOWN OF TIBURON
Tiburon Town Hall
1505 Tiburon Boulevard
Tiburon, CA 94920

Action Minutes - Regular Meeting
Design Review Board
June 17, 2010
7:00 P.M.

ACTION MINUTES #9 TIBURON DESIGN REVIEW BOARD

CALL TO ORDER AND ROLL CALL

Present: Chairman Chong, Vice Chairman Tollini, Boardmembers Kricensky & Weller
Absent: None
Ex-Officio: Planning Manager Watrous and Minutes Clerk Rusting

ORAL COMMUNICATIONS

STAFF BRIEFING (if any)

OLD BUSINESS

1. **2351 SPANISH TRAIL:** File No. 21006; Derek and Nancy Parker, Owner; Site Plan and Architectural Review for construction of a deck extension with a variance for reduced side yard setback. The applicant proposes to expand an existing deck further into the right side yard setback, resulting in a reduced setback of ten feet six inches (10' 6"). **Approved 4-0**

NEW BUSINESS

2. **301 KAREN WAY:** File No. 21008; Vincent Valverde and Mary Twiggs, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling with a variance for excess lot coverage. The applicants propose to extend two existing bedrooms and an office toward the front of the house. A new entry would be provided and a new wood trellis would be installed along the front of the building. A new clerestory roof extension would be added across the center of the house. The additions would increase the lot coverage on the site to 35.8%, in lieu of the maximum 30.0% lot coverage for this property. **Approved 4-0**

3. **347 RIDGE ROAD:** File No. 21010; Mel and Ruth Ronick, Owners; Site Plan and Architectural Review for construction of an addition to an existing single-family dwelling, with a variance for reduced front yard setback. The applicants propose to construct a 26 square foot addition to an existing bedroom and extend an existing fence. The addition would extend to within 28 feet, 8 inches of the front property line in lieu of the minimum 30 foot front yard setback. *Approved 3-0*

MINUTES

4. Regular Meeting of June 3, 2010 *Approved 4-0*

ADJOURNMENT 7:25 PM

**MINUTES #9
TIBURON DESIGN REVIEW BOARD
MEETING OF JUNE 17, 2010**

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

A. ROLL CALL

Present: Chair Chong, Vice-Chair Tollini, Boardmember Kricensky and Weller
Absent: None
Ex-Officio: Planning Manager Watrous and Minutes Clerk Rusting

B. PUBLIC COMMENTS - None

C. STAFF BRIEFING - None

D. OLD BUSINESS BEFORE THE BOARD

1. 2351 SPANISH TRAIL: File No. 21006; Derek and Nancy Parker, Owner; Site Plan and Architectural Review for construction of a deck extension with a variance for reduced side yard setback. The applicant proposes to expand an existing deck further into the right side yard setback, resulting in a reduced setback of ten feet six inches (10' 6"). APN: 059-091-52.

The applicants for this item were not present at the time, so this item was continued to later in the meeting.

E. NEW BUSINESS BEFORE THE BOARD

2. 301 KAREN WAY: File No. 21008; Vincent Valverde and Mary Twiggs, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling with a variance for excess lot coverage. The applicants propose to extend two existing bedrooms and an office toward the front of the house. A new entry would be provided and a new wood trellis would be installed along the front of the building. A new clerestory roof extension would be added across the center of the house. The additions would increase the lot coverage on the site to 35.8%, in lieu of the maximum 30.0% lot coverage for this property. APN 034-122-07.

The applicant is requesting Design Review approval for the construction of additions to an existing single-family dwelling on property located at 301 Karen Way. The project would extend two existing bedrooms and an office toward the front of the house. A new entry would be provided and a new wood trellis would be installed along the front of the building. A new clerestory roof extension would be added across the center of the house.

The proposed additions would increase the calculated floor area of the property by 320 square feet to 2,648 square feet, which is less than the floor area ratio for this site. The proposed addition would increase the previously approved lot coverage of the site by 325 square feet to a total of 2,733 square feet (35.8%), which would be greater than the 30.0% maximum lot coverage permitted in the R-1-BA zone. Therefore a variance is requested for excess lot coverage.

Laura Conte, architect, described the project as a small, 320 square foot addition with a request for a lot coverage variance. The proposal is under the floor area ratio and height limit for the property. The plans include enlarging the bedrooms at the front of the house, creating unity between the front and back of the house, and providing an entry. The front and back of the house are currently like two separate houses, with the back in a modern style and front in original 1950s style.

Ms. Conte stated that in the past the Design Review Board has approved numerous lot coverage variances in lieu of a second story in the Bel Aire neighborhood. She said that the owners discussed the possibility of a second story, but they did not want to create controversy in the neighborhood. She stated that the front portion of the addition would be hidden behind existing landscaping and almost unseen. She said that the lack of a second story and the height and mass placed in the middle of the house would minimize privacy issues. She said that they dropped the roof height towards the neighbors on the right side, and did not put any windows facing the neighbors on the left side. She noted that there are six other partial second stories on the block and the current proposal would be well below the height of those other homes. Ms. Conte believed that the project would fit in well with other homes in the area and serve as a positive addition to the neighborhood.

Vice-Chair Tollini asked if Ms. Conte considered dropping the west side similar to what was done on the east side. Ms. Conte replied that they could drop it but this would limit their storage space, and that that side already has 6 foot high fences and no views would be affected.

There was no public comment.

Boardmember Weller applauded the applicants for designing the project with the neighborhood in mind. He said although the addition would not be a second story, it will look like a second story. He understood the reasoning for the design and noted that the neighbors approved of the project. He supported the direction of improvement in the area, believed that the case had been made, and supported the variance.

Vice-Chair Tollini agreed with Boardmember Weller and said he believed that this would be a change for the neighborhood. He liked the design very much and said it would add to the neighborhood. However, he did not necessarily like how the left side of the house abruptly rose up, especially where the roof would overhang one foot beyond the roof below, giving it a top-heavy appearance. However, he agreed with the conclusions articulated in the staff report supporting the variance.

Boardmember Kricensky commended the applicant for working with the neighborhood. He said that a 17-foot clerestory to add light was a creative way to make a house feel more open. He said that this was a creative solution to something that could have been proposed as a two-story house. He said that the coverage request was in line with the Board's philosophy for keeping houses to one story in the neighborhood.

Chair Chong said that he liked the architecture and felt that this was a very responsible way to make an addition without going to a second story in a neighborhood where second stories are very controversial.

<p>ACTION: It was M/S (Tollini/Weller) that the request for 301 Karen Way is exempt from the California Environmental Quality Act and approved the project, subject to the attached conditions of approval. Vote: 4-0.</p>

3. 347 RIDGE ROAD: File No. 21010; Mel and Ruth Ronick, Owners; Site Plan and Architectural Review for construction of an addition to an existing single-family dwelling, with a variance for reduced front yard setback. The applicants propose to construct a 26 square foot addition to an existing bedroom and extend an existing fence. The addition would extend to within 28 feet, 8 inches of the front property line in lieu of the minimum 30 foot front yard setback. APN: 059-041-01.

Vice-Chair Tollini recused himself from the item.

The applicant is requesting Design Review approval for the construction of an addition to an existing single-family dwelling on property located at 347 Ridge Road. An existing bedroom within the house would be expanded by 26 square feet. A fence extension and new pedestrian gate would be situated adjacent to the proposed addition.

The proposed addition would increase the calculated floor area of the property to 3,920 square feet, which is less than the floor area ratio for this site. The proposed addition would increase the previously approved lot coverage of the site by 26 square feet to a total of 3,920 square feet (17.8%), which would be greater than the 15.0% maximum lot coverage permitted in the RO-2 zone. However, as the property already exceeds the lot coverage requirement and the proposed project would increase the lot coverage by less than 1.0%, a variance is not required for excess lot coverage. The proposed addition would extend to within 28 feet, 8 inches of the front property line. As a 30 foot front yard setback is required in the RO-2 zone, a variance is requested for reduced front yard setback.

Miles Berger, architect, said that he was available to answer questions. He stated that the reason the addition was one story was so that it would be low enough for neighbors to view over the structure.

There was no public comment.

Boardmember Kricensky noted that the Board had previously granted similar variances in this neighborhood. He agreed with the conclusions of the staff report.

The other Boardmembers agreed with Boardmember Kricensky.

ACTION: It was M/S (Kricensky/Weller) that the request for 347 Ridge Road is exempt from the California Environmental Quality Act and approved the project, subject to the attached conditions of approval. Vote: 3-0-1 (Tollini recused).
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Vice-Chair Tollini returned to the meeting.

D. OLD BUSINESS BEFORE THE BOARD

1. 2351 SPANISH TRAIL: File No. 21006; Derek and Nancy Parker, Owner; Site Plan and Architectural Review for construction of a deck extension with a variance for reduced side yard setback. The applicant proposes to expand an existing deck further into the right side yard setback, resulting in a reduced setback of ten feet six inches (10' 6"). APN: 059-091-52.

On May 20, 2010 the Design Review Board reviewed a proposal to extend an existing upper level deck into the right side yard setback a distance of 4' 5 1/16", which would result in a reduced side yard setback of 10' 6". Decks are permitted to encroach into a side yard setback no more than three feet (3'). The applicant requested to extend the deck further than the three foot permitted encroachment, resulting in a variance request for the reduced side yard setback.

During the meeting, the Board agreed with Staff that the proposed deck expansion would not affect any of the adjacent neighbors, in terms of privacy or views. However, the Board struggled to make the practical difficulty or unnecessary hardship finding for the requested side yard setback variance. After much

deliberation, the Board continued the project, and suggested that the applicant provide written evidence for the practical difficulty or unnecessary hardship finding.

The applicant has submitted revised plans, which indicate compliance with the three foot (3') permitted encroachment into the side yard setback. The applicant is therefore no longer requesting a side yard setback variance. Currently the property is improved with a single-family dwelling. The existing deck provides outdoor living space for the dwelling, as the subject site is steeply sloped with minimal useable yard area.

Planning Manager Watrous noted that although no representative for this project was in attendance, the Board could make a decision on the project if they felt that they had enough information.

There were no public comments.

Boardmember Weller asked why the project was being reviewed by the Design Review Board if a variance was no longer being requested. Planning Manager Watrous explained that the Board has the authority to review it and that this was the fastest way to go through the approval process for this project.

ACTION: It was M/S (Kricensky/Tollini) that the request for 2351 Spanish Trail is exempt from the California Environmental Quality Act and approved the project, subject to the attached conditions of approval. Vote: 4-0.

F. APPROVAL OF MINUTES #8 OF THE 6/3/10 DESIGN REVIEW BOARD MEETING

ACTION: It was M/S (Tollini/Weller) to approve the minutes of the June 3, 2010 meeting as written. Vote: 4-0.

G. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.