



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

Action and Approved Minutes - Regular Meeting
Design Review Board
May 5, 2011
7:00 P.M.

ACTION MINUTES #7

TIBURON DESIGN REVIEW BOARD

CALL TO ORDER AND ROLL CALL *At 7:00 PM*

Present: Chair Tollini, Vice Chairman Kricensky and Boardmembers Chong and Emberson
Absent: Boardmember Weller
Ex-Officio: Planning Manager Watrous, Associate Planner Tyler and Minutes Clerk Rusting

OLD BUSINESS

1. **65 REED RANCH ROAD:** File No. 711011; James Parsons & Andrea Hong, Owners; Site Plan and Architectural Review for construction of an addition to an existing single-family dwelling. The applicants propose to demolish an existing detached garage and construct a new 1,436 square foot, two-story addition including a new three-car garage, a workshop, guest bedroom and a train hobby room. APN 038-301-35 *Continued to 5/19/11*
2. **4 MCCART COURT:** File No. 711022; Bruce Lavine and Lisa Zimmerman, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with a Floor Area Exception. The applicants propose to construct 864 square feet of additions to the main and upper floors of the existing house, convert existing living space into an attached garage, change the roof design and add 5 skylights. The additions would increase the total floor area to 3,592 square feet, which exceeds the maximum floor area ratio of 3,408 square feet. Assessor's Parcel No. 055-171-22. *Approved 4-0*
3. **1915 STRAITS VIEW DRIVE:** File No. 21101; John Jiang & Ning Lang, Owners; Site Plan and Architectural Review for construction of a new single-family dwelling, with a Variance for excess lot coverage. The applicants propose to construct a 4,099 square foot house with a 3,612 square foot basement, along with an attached two-car garage, swimming pool, spa and new retaining walls and landscaping. The proposed lot coverage of 4,151 square feet (19.1%) would be greater than the 15.0% maximum lot coverage permitted in the RO-2 zone. APN 038-301-35 *Continued to 7/7/11*

PUBLIC HEARINGS AND NEW BUSINESS

4. **8 WILKINS COURT:** File No. 21103; Randall Doctor, Owner; Site Plan and Architectural Review for construction of deck additions, with a Variance for reduced side yard setback. The applicant proposes to construct additions to an existing deck to the rear of the living room and a connecting exterior stairway. The deck would extend to within 7 feet, 4 inches of the western side property line, which would be less than the 15 foot required side yard setback in the RO-2 zone. Assessor's Parcel No. 039-032-10. *Approved 4-0*

MINUTES

4. Regular Meeting of April 21, 2011 Approved 4-0

ADJOURNMENT At 7:20 PM

**APPROVED MINUTES #7
TIBURON DESIGN REVIEW BOARD
MEETING OF MAY 5, 2011**

The meeting was opened at 7:01 p.m. by Chair Tollini.

A. ROLL CALL

Present: Chair Tollini, Vice-Chair Kricensky, Boardmembers Chong and Emberson

Absent: Boardmember Weller

Ex-Officio: Planning Manager Watrous, Associate Planner Tyler and Minutes Clerk Rusting

B. PUBLIC COMMENTS - None

C. STAFF BRIEFING

Planning Manager Watrous announced that the item for 65 Reed Ranch Road was continued to the May 19, 2011 meeting. He noted that a discussion of variance findings was also on the agenda for the May 19 meeting.

D. OLD BUSINESS

1. **65 REED RANCH ROAD:** File No. 711011; James Parsons & Andrea Hong, Owners; Site Plan and Architectural Review for construction of an addition to an existing single family dwelling. The applicants propose to construct a 953 square foot addition including a new garage, laundry room, bathroom, & storage loft. APN 038-301-35 **CONTINUED TO 5/19/11**
2. **4 MCCART COURT:** File No. 711022; Bruce Lavine and Lisa Zimmerman, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with a Floor Area Exception. The applicants propose to construct 864 square feet of additions to the main and upper floors of the existing house, convert existing living space into an attached garage, change the roof design and add 5 skylights. The additions would increase the total floor area to 3,592 square feet, which exceeds the maximum floor area ratio of 3,408 square feet. Assessor's Parcel No. 055-171-22.

On April 7, 2011 the Design Review Board reviewed a proposal for construction of additions to the existing single-family dwelling with a floor area exception, located at 4 McCart Court. During the meeting, the applicant explained to the Board that as a result of reading the staff report, they had modified the story poles in an effort to reduce the amount of view blockage for the adjacent neighbor at 2 McCart Court. The proposal had indicated a roof ridge height of over four feet (4'). Prior to the meeting, the applicant lowered the story poles to indicate a three foot (3') reduction.

At that meeting, the Board made it clear to the applicant that the plans were unacceptable in terms of the increase in roof height, which would result in blockage of water views for the adjacent neighbor, but was favorable regarding the rest of the project, including the requested floor area exception. The Board

continued the project, with direction given to the applicant to continue to work with the adjacent neighbor to remedy the water view blockage, and suggested certifying the story poles for the two peaks on the left and right side of the house at the front elevation.

Phil Rossington, architect, stated that the height of the roof had been of concern to neighbors. He said that they had therefore lowered it three feet below the height of the previous roof design, and the neighbors were now happy with the current proposal. He said that one neighbor also asked them to consider the landscape height and roof shingle color, and they had worked with the neighbor to resolve those issues.

There were no public comments.

Planning Manager Watrous said that Mr. Rossington and Mr. Heckmann, representing a neighbor, had met to discuss the color of the roof vents, and he recommended a condition of approval stating that the roof vents be painted to match the color of the roof. Mr. Rossington agreed to that condition of approval.

Boardmember Emberson expressed support for the project, noting that the revised design corrected the view problems and the new roof would be an improvement.

Vice-Chair Kricensky agreed and commended the applicant for working with the neighbor and understanding his concerns. He said that the neighbors' views would now be enhanced.

Boardmember Chong agreed and said that the applicant's architect did a good job of addressing the issues and avoiding problems between neighbors. He said that the project would be quite an improvement over the existing house.

Chair Tollini echoed the comments of other Boardmembers and said that he understood the landscaping request by the neighbor. He characterized the project as an improvement, noting that the neighbor would no longer have to look at an unattractive flat roof.

ACTION: It was M/S (Chong/Kricensky) that the request for 4 McCart Court is exempt from the California Environmental Quality Act and approving the request, subject to the attached conditions of approval, and the additional condition of approval that the roof vents be painted the same color as the roof materials. Vote: 4-0.

3. **1915 STRAITS VIEWDRIVE:** File No. 21101; John Jiang & Ning Lang, Owners; Site Plan and Architectural Review for construction of a new single-family dwelling, with a Variance for excess lot coverage. The applicants propose to construct a 4,099 square foot house with a 3,612 square foot basement, along with an attached two-car garage, swimming pool, spa and new retaining walls and landscaping. The proposed lot coverage of 4,151 square feet (19.1%) would be greater than the 15.0% maximum lot coverage permitted in the RO-2 zone. APN 038-301-35.
CONTINUED TO 7/7/11

E. PUBLIC HEARINGS AND NEW BUSINESS

4. **8 WILKINS COURT:** File No. 21103; Randall Doctor, Owner; Site Plan and Architectural Review for construction of deck additions, with a Variance for reduced side yard setback. The applicant proposes to construct additions to an existing deck to the rear of the living room and a connecting exterior stairway. The deck would extend to within 7 feet, 4 inches of the western side property line, which would be less than the 15 foot required side yard setback in the RO-2 zone. Assessor's Parcel No. 039-032-10.

The applicant is requesting Design Review approval for the construction of deck additions to an existing single-family dwelling on property located at 8 Wilkins Court. The existing deck to the rear of the main level living room would be expanded. A new exterior stairway would connect the deck to the rear yard below. Several windows on the rear of the house would also be expanded.

The proposed deck additions would increase the calculated lot coverage on the site by 67.5 square feet to a total of 2,586.5 square feet (14.3%), which is less than the 15.0% maximum lot coverage allowed in the RO-2 zone. The proposed project would not increase the floor area of the existing house on the site. The proposed deck additions would extend to within 7 feet, 4 inches of the left (western) side property line. As a 15 foot side yard setback is required in the RO-2 zone, a variance is requested for reduced side yard setback.

Miles Berger, architect, said that the addition was modest and located on an odd site, which was the reasoning for the requested variance. He said that the applicants would like to be able to come out of the living and dining room and walk directly down to the grade. He said that they therefore wish to extend the deck and add stairs. He said that the deck would be out of view of the neighbors and that this would make the deck space more usable for the family.

Chair Tollini asked if the existing staircase on the east side is a floor lower, and Mr. Berger confirmed that that is the case. He said that the purpose of adding the new stairs was to connect with those existing stairs and to go down to the garden.

There were no public comments.

Boardmember Chong said that the project was straightforward and made sense. He agreed with staff's findings on the variance and supported the application. Vice-Chair Kricensky and Boardmember Emberson both agreed with staff's findings to justify the variance.

Chair Tollini said that the stairs added to the deck create a good reason to make the findings for the variance. He said that this project was more about the stairs going into the setback rather than the deck, and it is an unusual site. He agreed with the comments of the other Boardmembers and with staff's findings for the variance.

ACTION: It was M/S (Chong/Kricensky) that the request for 8 Wilkins Court is exempt from the California Environmental Quality Act and approving the request, subject to the attached conditions of approval. Vote: 4-0.

F. APPROVAL OF MINUTES #6 OF THE 4/21/11 DESIGN REVIEW BOARD MEETING

ACTION: It was M/S (Chong/Kricensky) to approve the minutes of the April 21, 2011 meeting as written. Vote: 4-0.
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G. ADJOURNMENT

The meeting was adjourned at 7:20 p.m.