



TOWN OF TIBURON
1505 Tiburon Boulevard
Tiburon, CA 94920

Design Review Board Meeting
May 5, 2016
Agenda Item: 2

STAFF REPORT

To: Members of the Design Review Board

From: Planning Manager Watrous

Subject: 17 Acela Drive; File No. DR2016002 & VAR2016015; Site Plan and Architecture Review for Construction of Additions to an Existing Single-Family Dwelling, with a Variance for Excess Lot Coverage (Continued from March 3, 2016)

Reviewed By: _____

BACKGROUND

The applicant is requesting Design Review approval for the construction of additions to an existing one-story single-family dwelling on property located at 17 Acela Drive. This application was first reviewed at the March 3, 2016 Design Review Board meeting. At that meeting, several neighboring residents raised concerns about potential view impacts that would be caused by the proposed second story addition. The Board acknowledged the neighbor's concerns, raised doubts about the feasibility of a second story addition at this location and expressed concerns about the size of the proposed roof deck. The application was continued to the April 7, 2016 to allow the applicants to revise the project design. The applicants subsequently requested a further continuance to the May 5, 2016 meeting.

The applicants have now submitted revised plans for the project. The upper floor addition has been eliminated and replaced with additions on the existing main floor and a new lower floor. The new lower floor would include three bedrooms and two bathrooms. The additions on the main floor would expand the living room, dining room and one bedroom and bathroom. A new deck would extend above the proposed lower floor addition. The roofline of the existing house would be modified, but would retain its flat roof and would not increase in height.

The floor area of the would be increased by 1,966 square feet to 4,504 square feet, which is 46 square feet smaller than the previously proposed addition and 127 square feet less than the floor area ratio for a lot of this size. The revised project would increase the lot coverage of the house to 4,684 square feet (17.8%) of the site, which is greater than the 15.0% maximum lot coverage permitted in the RO-2 zone. A variance for excess lot coverage is now requested.

A color and materials board has been submitted, and will be present at the meeting for the Board to review. The structure would be finished with medium grey colored cement panels and dark grey stucco siding. Black membrane roofing would be installed.

ANALYSIS

Design Issues

The revised project design appears to respond to the concerns raised by the Design Review Board and neighboring residents at the previous meeting. The project would no longer intrude into views from other homes along Acela Drive, as the main and lower floor additions would not appear to be located within any existing viewlines currently enjoyed by other residences across the site.

The proposed deck off the main level of the home is still relatively large. However, the deck has been pulled back from the home at 16 Acela Drive and would not appear to be particularly close to other residences in the vicinity.

Zoning

Staff has reviewed the proposal and finds that it is in general conformance with the development standards for the RO-2 zone, with the exception of the requested variance for excess lot coverage.

In order to grant the requested variance, the Board must make all of the following findings required by Section 16-52.030 (E) of the Tiburon Zoning Ordinance:

- 1. Because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of this Ordinance will deprive the applicant of privileges enjoyed by other properties in the vicinity and in the same or similar zones.***

The subject property is roughly rectangular in shape and is larger than the minimum lot size in the RO-2 zone. However, the building pad for the existing house is situated well below street level and the existing house is very short, which are physical conditions which severely limit the location of future additions on this site. These physical characteristics create special circumstances that would deprive the owners of this property of development privileges for a home design similar to those enjoyed by other properties in the vicinity if the subject variance is not granted.

- 2. The Variance will not constitute a grant of special privileges, inconsistent with the limitations upon other properties in the vicinity and in the same or substantially the same zone.***

Numerous other properties in the RO-2 and similar zones have been granted variances for excess lot coverage, particularly in instances where a home design with a new upper floor of living area would result in substantial view blockage for other homes in the vicinity.

3. ***The strict application of this Zoning Ordinance would result in practical difficulty or unnecessary physical hardship. Self-created hardships may not be considered among the factors that might constitute special circumstances. A self-created hardship results from actions taken by present or prior owners of the property that consciously create the very difficulties or hardships claimed as the basis for an application for a Variance.***

The strict application of the maximum lot coverage requirement for this property would force the proposed house to add an upper story of living area which would potentially intrude into the viewlines for other homes in the vicinity, and therefore would create a practical difficulty for the applicant.

4. ***The granting of the variance will not be detrimental to the public welfare or injurious to other properties in the vicinity.***

As described above, the proposed additions would not project into views or create privacy concerns for other homes in the vicinity.

From the evidence provided, Staff believes that there is sufficient evidence to support the findings for the requested variance.

Public Comment

As of the date of this report, no letters have been received regarding the subject application since the March 3, 2016 meeting.

RECOMMENDATION

The Design Review Board should review this project with respect to Zoning Ordinance Sections 16-52.020 (H) (Guiding Principles) and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15303. If the Board wishes to approve the application, it is recommended that the attached conditions of approval be applied.

ATTACHMENTS

1. Conditions of approval
2. Design Review Board staff report dated March 3, 2016
3. Minutes of the March 3, 2016 Design Review Board meeting
4. Submitted plans

Prepared By: Daniel M. Watrous, Planning Manager

CONDITIONS OF APPROVAL

17 ACELA DRIVE

FILE #DR2016002/VAR2016015

1. This approval shall be used within three (3) years of the approval date, and shall become null and void unless a building permit has been issued.
2. Construction shall conform with the application dated by the Town of Tiburon on January 19, 2016, or as amended by these conditions of approval. Any modifications to the plans of April 25, 2016 must be reviewed and approved by the Design Review Board.
3. Project elements shown on construction drawings submitted to the Building Division for plan check shall be essentially identical to those project elements shown on drawings approved by the Design Review Board. The permit holder is responsible for clearly identifying on construction drawings any and all changes to project elements. Such changes must be clearly highlighted (with a "bubble" or "cloud") on the construction drawings. A list describing in detail all such changes shall be submitted and attached to the construction drawings, with a signature block to be signed by the Planning Division Staff member indicating whether these changes have been reviewed and are approved, or will require additional Design Review approval. All such changes that have not been explicitly approved by the Town are not "deemed approved" if not highlighted and listed on construction drawings. Construction of any such unapproved project elements is in violation of permit approvals and shall be subject to Stop Work Orders and removal.
4. The applicant must meet all requirements of other agencies prior to the issuance of a building permit for this project.
5. All exterior lighting fixtures other than those approved by the Design Review Board must be down-light-type fixtures.
6. If this approval is challenged by a third party, the property owner/applicant will be responsible for defending against this challenge. The property owner/applicant agrees to defend, indemnify and hold the Town of Tiburon harmless from any costs, claims or liabilities arising from the approval, including, without limitations, any award of attorney's fees that might result from the third party challenge.
7. A construction sign shall be posted on the site during construction of the project, in a location plainly visible to the public. The sign shall be 24" x 24" in size and shall be made of durable, weather-resistant materials intended to survive the life of the construction period. The sign shall contain the following information: job street address; work hours allowed per Chapter 13 of the Tiburon Municipal Code; builder (company name, city, state, ZIP code); project manager (name and phone number); and emergency contact

- (name and phone number reachable at all times). The sign shall be posted at the commencement of work and shall remain posted until the contractor has vacated the site
8. A copy of the Planning Division's "Notice of Action" including the attached "Conditions of Approval" for this project shall be copied onto a plan sheet at the beginning of the plan set(s) submitted for building permits.
 9. All requirements of the Town Engineer shall be met, including, but not limited to, the following, which shall be noted on building plan check plans:
 - a. The public right-of-way shall be protected from damage during construction, or repairs shall be made to the satisfaction of the Tiburon Public Works Department.
 - b. Any proposal that would encroach onto the public right-of-way is not permitted. This would include fences, retaining walls and other structures.
 - c. Typical encroachments, such as driveway approaches, walkways, drainage facilities, and short-height landscaping, need to be processed through a standard Public Works encroachment permit application with plans for review.
 10. The final landscape and irrigation plans must comply with the current water efficient landscape requirements of MMWD.
 11. The project shall comply with the requirements of the California Fire Code and the Tiburon Fire Protection District, including, but not limited to, the following:
 - a. The structure shall have installed throughout an automatic fire sprinkler system. The system design, installation and final testing shall be approved by the District Fire Prevention Officer. CFC 903.2
 - b. Approved carbon monoxide and smoke alarms shall be installed to provide protection to all sleeping areas. CFC 907.2.10
 - c. The vegetation on this parcel shall comply with the requirements of TFPD. CFC 304.1.2
 12. The project shall comply with all requirements of the Richardson Bay Sanitary District.

location of the roof ridge on the drawing. He said that the ridge that would be higher than the existing ridge is 14 inches higher, not 3 feet higher and would not block any water views.

Vice-Chair Kricensky asked if the finished floor is at the same elevation as the existing upper floor, and the applicant confirmed that it would be the same.

The public hearing was closed.

Boardmember Cousins stated that the ridge height was confusing. He noted the figures in the submitted plans and stated that the applicant related all comments about the proposed ridge height to the maximum ridge height of the existing house, but most of the house would be 2-3 feet taller than the existing house. He believed that placing the garage underneath was a great idea. He was concerned that the minimum ceiling height would be 9 feet and go up to 14 feet. He believed that the ridge heights could be lowered to less impact on the uphill neighbors' views. He said that he would like to see some changes to minimize the impacts on neighboring homes.

Boardmember Chong said that the lot coverage guidelines are intended to prevent overbuilding on a lot and he felt that the guidelines were being stretched in this case. He said that the tradeoff of putting the garage on the bottom instead of going up to two stories was done more often and he said that he could support the lot coverage variance. However, he felt that there was room for improvement on the roof height to reduce the impact on the Sausalito, shoreline and Richardson Bay views of the uphill neighbors.

Vice-Chair Kricensky noted the Board has given variances before to keep a house to a one-story design on smaller lots, but this is a larger lot with a larger house that would affect neighbors. He agreed with the comments about the roof and said that it was difficult to see its location. He said that the house was pushing out to all the setbacks, the kitchen would loom out and the ceilings might be even higher than shown on the plans. He felt that bringing down the roof height could solve the view issues.

Chair Tollini said that most of the roof would be 2.75 feet above most of the existing roof and he felt that the height had been increased too much. He encouraged tucking the garage below, but said that the upper floor would sprawl to every setback. He felt that this pushed the envelope of bulk in the neighborhood. He added that the amount of glazing and the projected kitchen did not help the design. He felt that it was hard to support the lot coverage variance when the design was so impactful.

ACTION: It was M/S (Chong/Kricensky) to continue to continue the application for 681 Hawthorne Drive to the April 7, 2016 meeting. Vote: 4-0 (Emberson recused).

Boardmember Emberson returned to the meeting.

3. **17 ACELA DRIVE:** File No. DR2016002; Miraj and Nisha Shah, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling. The applicant proposes to add a 2,012.5 square foot second story addition and a rooftop

deck to an existing one-story house. The project would result in a 4,550.5 square foot dwelling. Assessor's Parcel No. 058-231-16.

The applicant is requesting Design Review approval for the construction of additions to an existing one-story single-family dwelling on property located at 17 Acela Drive. The project would create a new second story to the house. The second story would include a family room, three bedrooms, three bathrooms and a laundry room. A partially covered rooftop deck would extend above the existing attached garage on the first story.

The floor area of the would be increased by 2,012.5 square feet to 4,550.5 square feet, which is 81 square feet less than the floor area ratio for a lot of this size. The second story project would not extend beyond the footprint of the existing home, which currently covers 4,147 square feet (15.8%) of the site, which is greater than the 15.0% maximum lot coverage permitted in the RO-2 zone.

Linda Massey, architect, said that the proposed project was to add a second story to the existing home and add a little over 2,000 square feet, which would bring the floor area to 5,550 square feet. She said that the project fit the character of the surrounding neighborhood where the majority of homes have multiple stories and include elevated decks or raised patios. She said that the existing home is small compared to the neighboring homes. She stated that they worked hard to minimize the impact of the second story on the neighbors in their initial design and are open to making alterations, but they want to be sure any potential changes come from a clear understanding of what views would be blocked and what would not be blocked. She said that the existing house is below street level and cut into the hillside and there is a large amount of vegetation between the house and the street. She said that their plan was to move the mass as far to the east as they could, and leave the northwest area as the open roof deck because it would have the least impact to the neighbors. She displayed diagrams of the view impacts on neighboring properties. She said that the home across the cul-de-sac at 14 Acela Drive enjoys a panoramic view from both the living area and the master bedroom. She said that the majority of the lagoon would be visible but a portion would be blocked by the addition, but only about 5% of the view would be impacted.

Vice-Chair Kricensky asked for clarification of why only a sliver of the view would be affected if the second story is on the existing footprint of the house. Ms. Massey stated that a portion of the view is already blocked by existing trees, and therefore the addition would not impact as much of the view.

Ms. Massey said that the house at 16 Acela Drive has its main living area slightly below street level and none of the proposed project would affect views primarily toward Richardson Bay and Mt. Tamalpais from this home. She said that the home has second story views of the lagoon and the Golden Gate Bridge that would be affected. She said that the view of the San Francisco skyline is at an extremely acute angle and that is the portion of the view that would be blocked by the proposed addition. She said that there was no feasible way to construct a second story addition and maintain that view.

The public hearing was opened.

Fariba Shamsian said that she lives directly across the cul-de-sac from the proposed addition, which would significantly obstruct their view and reduce the value of their home. She said that this would place a massive structure in front of their home that would be visible from all windows. She said that they made adjustments when they went through the same design review process for their home. She said that the addition would also block neighbors' views.

Teri Jacks said that she lives next door to the proposed addition. She said that over the years neighbors have done a good job of preserving views, often building down rather than up when homes have been renovated and updated. She said that when they did their own renovation, they talked with neighbors and worked with staff to come up with designs that did not impact neighbors' views. She said that this addition would dramatically impact significant portions of their home and would loom over their home. She added that if the house was extending out to the northwest it would significantly impact their home.

Bruce Portner, project manager, said that he owns a real estate company in Tiburon and is familiar with the neighborhoods and changes taking place. He said that Ms. Jacks' property had room to expand downhill, but this property was built on bedrock and does not have the room to expand in the same way. He said that the existing house has 7.5 foot ceilings and a total height of 10 feet. He said that there may be some adjustments that could be made to help the neighbors.

Ms. Massey said they are fully prepared to make alterations to address concerns about the roof deck. She said that they want to work with the community and make this a respectful home, but they would like some assurance that a second story addition can be built.

The public hearing was closed.

Boardmember Cousins said that the lots are situated in a radial pattern around the cul-de-sac, with oblique views over adjacent sites. He said that the views from 16 Acela Drive toward this site are not primary views. He said that the applicant's house is already close to the setback lines and could not go down much without having to demolish the whole building. He said that the proposed second story was very high and would add 17 feet to the existing building. He suggested that there must be some way of reducing that height and its impact. He added that the roof deck location was also problematic.

Boardmember Chong said that he had a hard time supporting a second story. He said that he visited the homes at 14 & 16 Acela Drive and believed that other options have not been explored. He noted that there is some building pad to the southeast and also possibly the northwest. He felt that a decent amount of floor area could be gained without going up to a second story.

Boardmember Emberson said that she has the same concerns. She said that it was unusual to have a 27 foot tall house on a flat building pad. She said that there seemed to be other options besides adding a second story box on top of the house. She thought that the neighbors had valid concerns and added that the façade looked massive.

Vice-Chair Kricensky said that he understood that the first floor of the existing house is very low, but the house seemed out of balance and top heavy with the second story. He said that much of the extra volume was for bedrooms and closets and he was unsure whether a second story was feasible. He said that the deck over the garage would not work and would be very predominant over the master bedroom at 16 Acela Drive. He said that any such deck should face the views and be less impactful. He noted that other homes in the area had developed downhill. He could not tell if the second story could be modified to preserve neighbors' views and he saw no reason for the 27 foot height.

Chair Tollini agreed with the other Boardmembers and felt that the project design fundamentally did not work. He believed that a second story was unlikely to work and said that there should be a fair expectation that the addition should not affect the neighbors so much. He suggested that the houses are spread apart enough that a less impactful project could be designed. He said that the roof deck and building height were impactful and that the project was inconsistent with the Hillside Design Guidelines. He stated that it is possible to go down into bedrock as many other homes have done in Tiburon.

ACTION: It was M/S (Chong/Emberson) to continue to continue the application for 17 Acela Drive to the April 7, 2016 meeting. Vote: 4-0 (Emberson recused).
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4. **180 GILMARTIN DRIVE:** File No. VAR2016002/DR2015155; Christopher and Suki Grounds, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with a Variance for excess lot coverage. The applicant proposes to add 314 square foot master bedroom suite addition and new 271 square foot single-car garage addition to an existing single-family dwelling. The lot coverage of the house would be 3,297 square feet (16.2%), which is greater than the 15.0% maximum lot coverage permitted in the RO-1 zone. Assessor's Parcel No. 039-171-04.

CONTINUED TO MARCH 17, 2016

F. APPROVAL OF MINUTES #2 OF THE FEBRUARY 18, 2016 DESIGN REVIEW BOARD MEETING

Boardmember Cousins requested the following change:

Page 4, fourth paragraph, third sentence: Change "...move the garage underground..." to "...move the garage above the house..."

Vice-Chair Kricensky requested the following changes;

Page 4, fourth paragraph: Remove last sentence since it is repeated.

Page 4, fourth paragraph: Add to the last sentence, "...that was concerned with the amount and height of glazing."

Chair Tollini requested changing 1) at the top of page 5 to: "1) No variances should be allowed as a starting point for size reduction".



TOWN OF TIBURON
 1505 Tiburon Boulevard
 Tiburon, CA 94920

Design Review Board Meeting
 March 3, 2016
 Agenda Item: **3**

STAFF REPORT

To: Members of the Design Review Board
From: Planning Manager Watrous
Subject: 17 Acela Drive; File No. DR2016002; Site Plan and Architecture Review for Construction of Additions to an Existing Single-Family Dwelling
Reviewed By: _____

PROJECT DATA

ADDRESS: 17 ACELA DRIVE
OWNER: MIRAJ AND NISHA SHAH
APPLICANT: LINDA MASSEY (ARCHITECT)
ASSESSOR'S PARCEL: 058-231-16
FILE NUMBER: DR2016002
LOT SIZE: 26,316 SQUARE FEET
ZONING: RO-2 (SINGLE-FAMILY RESIDENTIAL-OPEN)
GENERAL PLAN: M (MEDIUM HIGH DENSITY RESIDENTIAL)
FLOOD ZONE: X
DATE COMPLETE: FEBRUARY 10, 2016

PRELIMINARY ENVIRONMENTAL DETERMINATION

Town Planning Division Staff has made a preliminary determination that this proposal would be exempt from the provisions of the California Environmental Quality Act (CEQA), as specified in Section 15303.

PROJECT DESCRIPTION

The applicant is requesting Design Review approval for the construction of additions to an existing one-story single-family dwelling on property located at 17 Acela Drive. The project would create a new second story to the house. The second story would include a family room, three bedrooms, three bathrooms and a laundry room. A partially covered rooftop deck would extend above the existing attached garage on the first story.

The floor area of the would be increased by 2,012.5 square feet to 4,550.5 square feet, which is 81 square feet less than the floor area ratio for a lot of this size. The second story project would not extend beyond the footprint of the existing home, which currently covers 4,147 square feet

(15.8%) of the site, which is greater than the 15.0% maximum lot coverage permitted in the RO-2 zone.

A color and materials board has been submitted, and will be present at the meeting for the Board to review. The structure would be finished with medium grey colored cement panels and dark grey stucco siding. Black membrane roofing would be installed.

PROJECT SETTING



The subject property is situated at the end of the cul-de-sac of Acela Drive. The existing house is located at an elevation below the street level. Mature vegetation along a portion of the front property line currently screens much of the one-story house from view of other homes across the street.

ANALYSIS

Zoning

Staff has reviewed the proposal and finds that it is in general conformance with the development standards for the RO-2 zone.

Design Issues

The proposed second story covers most of the footprint of the existing one-story home. The second story would be set back from the front of the house for the area of the proposed rooftop deck and set back 4 feet from the south and east sides of the building. The roof would angle slightly downhill toward the lower part of the site.

The second story would substantially increase the height of the building. The existing house is relatively short, with a height of only 10 feet, 6 inches. The second story would increase the

building height by 16 feet, 8 inches to a height of 27 feet, 2 inches. This proposed building height appears to be somewhat tall for a two-story home built on a relatively flat building site.

The height of the proposed addition, combined with the relatively modest setbacks from the footprint of the existing home, would create a house that appears to be inconsistent with Goal 1 of the Hillside Design Guidelines “to reduce effective visual bulk of a structure and to avoid monumental and excessively large dwellings.” The second story of the house is minimally articulated from the lower floor, with the exception of the rooftop deck. The Design Review Board should determine if the area of the second story should be reduced or stepped back to lessen the visual mass of the house.

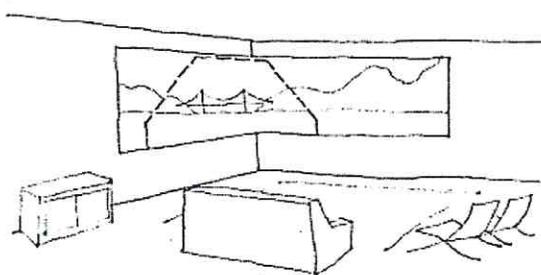
The proposed second story would have substantial view and privacy impacts on the neighboring homes at 14 & 16 Acela Drive. Although vegetation on the site would screen portions of the second story, other portions of the second story and rooftop deck would be very visible from these nearby residences.

The following principles of the Hillside Design Guidelines should be used in evaluating the potential view impacts from these neighboring homes:

Goal 3, Principle 7 (A) of the Hillside Design Guidelines states that “view protection is more important for the primary living areas of a dwelling (e.g. living room, dining room, family room, great room, kitchen, and decks associated with these rooms) than for less actively used areas of a dwelling (e.g. bedroom, bathroom, study, office, den).” The second story would block views from the living room and adjacent deck of the home at 14 Acela Drive. The second story would be visible primarily from the bedrooms of 16 Acela Drive, but the mass of the building would be noticeable from the living room deck as well.

NO

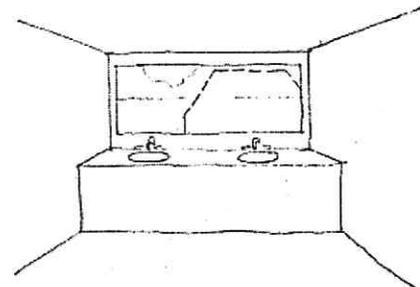
• PROPOSED STRUCTURE
BLOCKS LIVING ROOM VIEW -



• GREAT IMPACT ON
LIVABILITY

YES

• PROPOSED STRUCTURE
BLOCKS BATHROOM VIEW



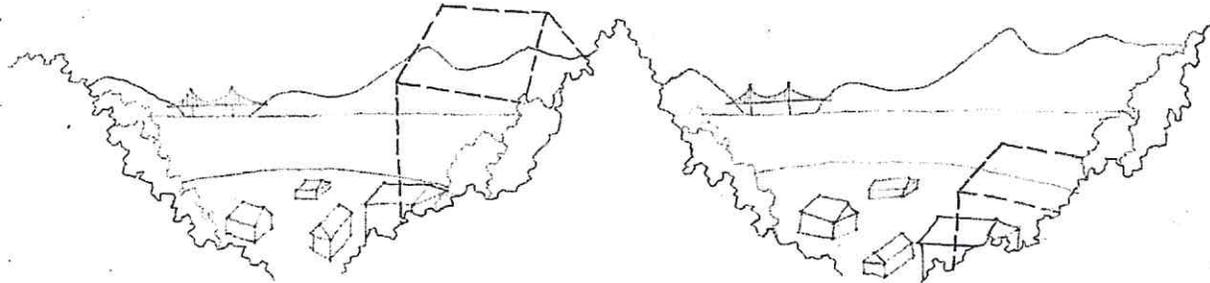
• LITTLE IMPACT ON
LIVABILITY

Goal 3, Principle 7 (B) of the Hillside Design Guidelines states that “horizon line is [the] most sensitive part of [a] view, then foreground, then middleground. If possible, avoid

cutting [the] horizon line of a neighbor's view." The proposed raised roofline would cut into the horizon line of San Francisco from several bedrooms of the home at 16 Acela Drive, and would extend into the foreground views of the home at 14 Acela Drive.

NO

YES

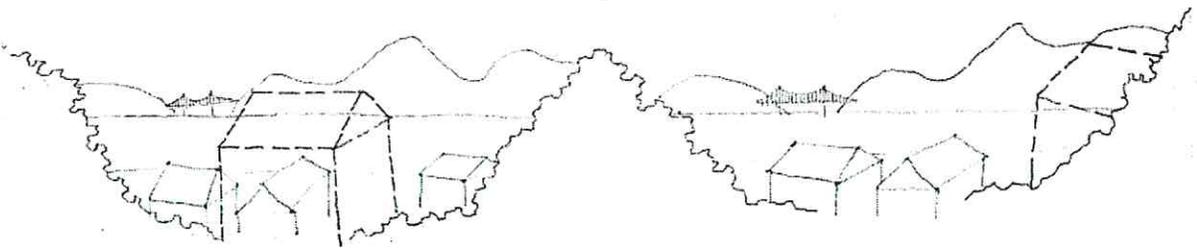


Goal 3, Principle 7 (C) of the Hillside Design Guidelines states that "blockage of center of [the] view [are] more damaging than blockage of [the] side of [the] view." The second story would intrude into the center of the view from the home at 14 Acela Drive and the side of the views from the home at 16 Acela Drive.

C. BLOCKAGE OF CENTER OF VIEW MORE DAMAGING THAN BLOCKAGE OF SIDE OF VIEW.

NO

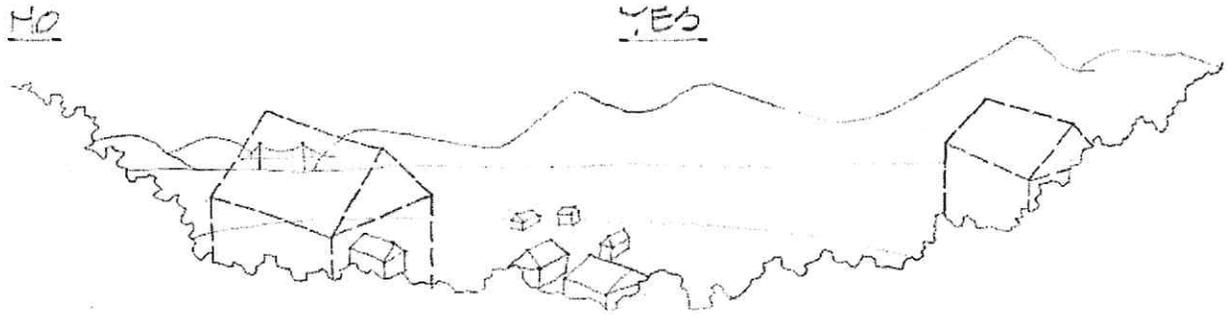
YES



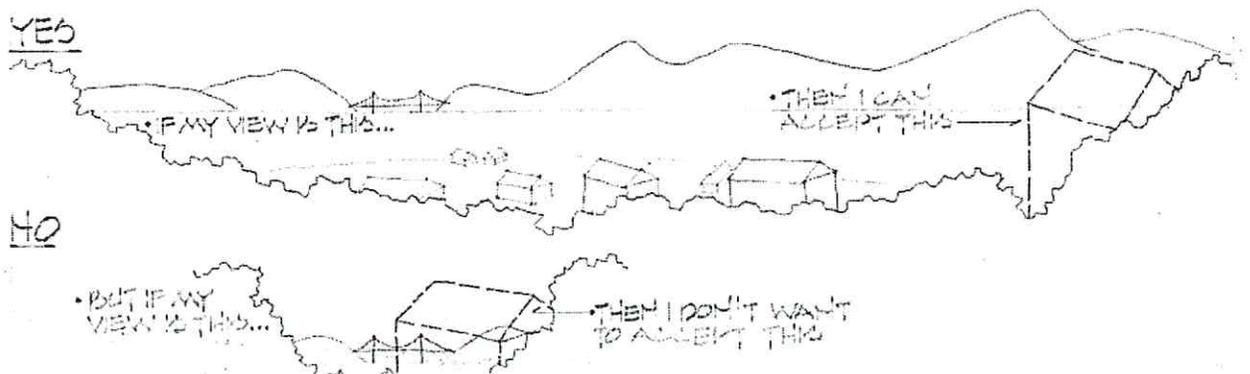
• PROPOSED STRUCTURE
BLOCKS CENTER OF VIEW

• PROPOSED STRUCTURE
BLOCKS SIDE OF VIEW

Goal 3, Principle 7 (D) of the Hillside Design Guidelines states that "blockage of important object in the view (Golden Gate Bridge, Belvedere Lagoon, Sausalito, Angel Island) is more difficult to accept than blockage of other, less well-known landmarks." The second story would block almost all views of the Belvedere Lagoon from the living room and adjacent deck of the home at 14 Acela Drive. The second story would intrude into Golden Gate Bridge views from one bedroom and eliminate downtown San Francisco views from another bedroom of the home at 16 Acela Drive.



Goal 3, Principle 7 (E) of the Hillside Design Guidelines states that “a wide panoramic view can accept more view blockage than the smaller slot view.” Both homes at 14 & 16 Acela Drive have relatively panoramic views that run from San Francisco to Mt. Tamalpais.



The proposed rooftop deck would face almost directly toward the home at 16 Acela Drive and would be visible from several upstairs bedrooms and the corner of the master bedroom deck. The proximity of this deck and its large size would likely result in substantial visual and audible privacy impacts on this neighboring residence.

The Design Review Board is encouraged to view the story poles for the proposed second story addition from the homes at 14 & 16 Acela Drive.

Public Comment

As of the date of this report, no letters have been received regarding the subject application.

RECOMMENDATION

The Design Review Board should review this project with respect to Zoning Ordinance Sections 16-52.020 (H) (Guiding Principles) and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15303. If the Board agrees with staff's conclusions, the application should be continued to a future meeting and direction should be given to the applicant to revise the project design to lessen its impacts on neighboring residences and better comply with the Hillside Design Guidelines. If the Board

wishes to approve the application, it is recommended that the attached conditions of approval be applied.

ATTACHMENTS

1. Conditions of approval
2. Application and supplemental materials
3. Submitted plans

Prepared By: Daniel M. Watrous, Planning Manager