

**ACTION MINUTES #19**

**TIBURON DESIGN REVIEW BOARD  
THURSDAY, NOVEMBER 19, 2009  
1505 TIBURON BOULEVARD**

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- A. ROLL CALL:** Chair Chong, Boardmembers Doyle, Kricensky, Tollini and Wilson
- B. PUBLIC COMMENTS (FOR ITEMS NOT ON THE AGENDA)**
- C. STAFF BRIEFING**
- D. OLD BUSINESS BEFORE THE BOARD**
  - 1. 22 Mercury Avenue                  Dibble                  New Dwelling **CONTINUED TO 1/21/10**
- E. NEW BUSINESS BEFORE THE BOARD**
  - 2. 1805 Lagoon View Drive      Sherwood                  Additions **APPROVED**
- F. MINUTES OF THE 10/15/09 DESIGN REVIEW BOARD MEETING – APPROVED**
- H. ADJOURNMENT – 7:05 PM**

**MINUTES #19  
TIBURON DESIGN REVIEW BOARD  
MEETING OF NOVEMBER 19, 2009**

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

**A. ROLL CALL**

**Present:** Chair Chong, Vice-Chair Tollini, Boardmembers Doyle, Kricensky and Wilson

**Absent:** None

**Ex-Officio:** Associate Planner Tyler and Minutes Clerk Rusting

**B. PUBLIC COMMENTS - None**

**C. STAFF BRIEFING**

Associate Planner Tyler said 22 Mercury has been continued to January 21, 2010. The item did go to Town Council and the Council remanded it back to the Board. The Applicant requested additional time, and she stated that it may come back to the Board next year.

**D. OLD BUSINESS BEFORE THE BOARD**

- |    |                   |        |                             |
|----|-------------------|--------|-----------------------------|
| 1. | 22 Mercury Avenue | Dibble | New Dwelling                |
|    |                   |        | <b>CONTINUED TO 1/22/10</b> |

**E. NEW BUSINESS BEFORE THE BOARD**

- |    |                        |          |           |
|----|------------------------|----------|-----------|
| 2. | 1805 Lagoon View Drive | Sherwood | Additions |
|----|------------------------|----------|-----------|

The applicant is submitting a request for construction of additions to an existing single-family dwelling, located at 1805 Lagoon View Drive.

Currently the property is improved with a single-story dwelling that includes a family room, living room, dining room, kitchen, master bedroom suite, three bedrooms, a den and a three-car garage.

The proposal includes demolishing the existing three-car garage and construction of a new three-car garage in the same location, but with the incorporation of a new second level above the garage. The lower level of the garage would include a storage/mechanical room and a mud room, in addition to the three parking spaces. The upper level would include a bedroom, bathroom, and den area. A new interior stairway would service both levels.

Also proposed is a minor expansion of the entry area, and interior reconfigurations of a few areas of the home, including the master bathroom which would result in a new bathtub bay. A new fireplace would also be installed within the existing family room.

The proposed structure would result in a gross floor area of 6,120 square feet, which is below the maximum permitted floor area for a parcel of this size (6,333 sq. ft.). The proposed structure would result in lot coverage of 6,037 square feet (13.9%) which is below the maximum permitted lot coverage in the RO-2 zone (15.0%).

The proposed colors and materials for the additions would match the existing color/materials of the home. The home is currently light beige stucco with a tile roof; however, the applicant has proposed replacing the existing concrete tile roof (red) with a gray slate roof. In addition, all of the existing windows and doors would be replaced, and the trim color would match the existing dark brown window/door trim. Color photographs will be available for review at the meeting.

Greg Johnson, Architect, said the project is straightforward and he is happy to answer any questions.

There was no public comment.

Boardmember Kricensky said he looked at the story poles and it is a reasonable addition and within the zoning. There are no variances requested and are no view problems. He thinks it is acceptable if the applicant decides to change the roofing material.

Boardmember Doyle said he likes the new roof and the project looks great.

Vice-Chair Tollini agreed with Boardmembers Kricensky and Doyle, and commented on the non-controversial nature of the project.

Boardmember Wilson said it is nice when no neighbors object and he supports the project.

Chair Chong agreed with the other boardmembers that the project does not impact neighbors and supported approval of the project.

ACTION: It was M/S (Wilson/Tollini) that 1805 Lagoon View Drive is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, and the request is approved, subject to the attached conditions of approval. Vote: 5-0.
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**F. APPROVAL OF MINUTES #18 OF THE 10/15/09 DESIGN REVIEW BOARD MEETING**

ACTION: It was M/S (Doyle/Kricensky) to approve Minutes #18 of the October 15, 2009 meeting as written. Vote: 5-0.
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**H. ADJOURNMENT**

The meeting was adjourned at 7:05 p.m.