



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

Action Minutes - Regular Meeting
Design Review Board
July 1, 2010
7:00 P.M.

ACTION MINUTES #10 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, Associate Planner Tyler and Minutes Clerk Rusting

ORAL COMMUNICATIONS

STAFF BRIEFING (if any)

OLD BUSINESS

- 1. 1801 MAR WEST STREET:** File No. 710026; Ron Sires, Owner; Site Plan and Architectural Review for construction of a new single-family dwelling with a floor area exception. The applicant proposes to demolish the existing dwelling and reconstruct a new dwelling, as well as remodel the existing detached garage and guest house. The proposed floor area is 3,825 square feet, which would exceed the floor area ratio of 3,084.5 square feet for this property by 740.5 square feet. **Withdrawn**

NEW BUSINESS

- 2. 11 RACCOON LANE:** File No. 21006; Desmond King and Georgeann Economy, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling with a variance for reduced front yard setback and a floor area exception. The applicants propose to construct a 63 square foot addition that would create a new bathroom, closet and storage area on the lower floor of the house. The additions would extend to the front property line, in lieu of the minimum 15 foot front yard setback for this property. The proposed floor area is 2,832 square feet, which would exceed the floor area ratio of 2,081 square feet for this property by 751 square feet. **Continued to 8/5/10**

3. **55 UPPER NORTH TERRACE:** File No. 21011; Sara and Fergus Coakley, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with variances for reduced front yard setback and excess lot coverage. The applicants propose to construct a 307 square foot addition to expand the existing dining room and kitchen of the house. The additions would extend to within 11 feet, 11 inches of the front property line in lieu of the minimum 30 foot front yard setback for this property. The additions would cover 24.9% of the site, in lieu of the maximum 15.0% lot coverage for this property. **Approved 4-0**
4. **685 HAWTHORNE DRIVE:** File No. 21012; Lorena Franco, Owner; Site Plan and Architectural Review for construction of an addition to an existing single-family dwelling, with a variance for excess lot coverage. The applicants propose to construct 395 square feet of additions to add a music room, family room and entry to the existing dwelling. Five new skylights would be installed. The additions would cover 34.6% of the site, in lieu of the maximum 30.0% lot coverage for this property. **Approved 4-0**
5. **2312 SPANISH TRAIL:** File No. 710021; Bill and Joy Norris, Owners; Site Plan and Architectural Review for construction of a detached two-family dwelling, with a detached two-family exception. The applicants propose to construct a 1,180 square foot detached dwelling below the existing house on the site. **Continued to July 15, 2010**

MINUTES

6. Regular Meeting of June 17, 2010 **Approved 4-0**

ADJOURNMENT 8:00 PM