



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

Action Minutes - Regular Meeting  
Design Review Board  
August 5, 2010  
7:00 P.M.

## ACTION MINUTES #12 TIBURON DESIGN REVIEW BOARD

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

**Present:** Chairman Chong, Vice Chairman Tollini, Boardmembers Emberson, Kricensky & Weller

**Absent:** None

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

### ELECTION OF CHAIR AND VICE-CHAIR

**Tollini elected Chair; Kricensky elected Vice-Chair**

### CONSENT CALENDAR

1. **215 BLACKFIELD DRIVE:** File No. 51003; Congregation Kol Shofar, Owner; Sign Permit to install an illuminated directional sign on top of an existing monument sign. The 1.3 square foot wooden sign with the word "enter" and a directional arrow would be placed on top of an existing 18.75 square foot monument sign indicating the presence of the Congregation Kol Shofar synagogue on the property. A ground-mounted light fixture would face upward to illuminate the face of the proposed sign. **Approved 5-0**

### 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. **Approved 4-0**

3. **55 MT. TIBURON ROAD:** File No. 710062; Zach and Annette Faidi, Owners; Walter and Betsy Menzel, Appellants; Appeal of Planning Staff's decision to approve a Site Plan and Architectural Review application for construction of a six foot high (6') deer fence. On June 17, 2010 the Planning Division approved an application for construction of a small retaining wall, a six foot high (6') perimeter deer fence and a vehicle entry gate. The adjacent neighbor has now appealed this decision to the Design Review Board.  
**Appeal denied 5-0**
4. **139 LELAND WAY:** File No. 21014; Jeffrey and Kate Ratto, 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 add onto an existing residence but demolish more than 50% of the existing floor area. A great room and master bedroom suite would be added to the front and existing bedrooms and a garage would be extended toward the front. The roofline would be raised to a maximum height of 17 feet, 6 inches. The additions would increase the lot coverage on the site to 43.6%, in lieu of the maximum 30.0% lot coverage for this property. **Approved 5-0**

#### MINUTES

5. Regular Meeting of July 15, 2010 **Approved 5-0**

ADJOURNMENT **At 8:55 PM**