



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

Action and Approved Minutes - Regular Meeting  
Design Review Board  
September 16, 2010  
7:00 P.M.

## ACTION MINUTES #15

### TIBURON DESIGN REVIEW BOARD

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

**Present:** Chairman Tollini, Vice Chairman Kricensky, Boardmembers Emberson & Chong  
**Absent:** Boardmember Weller  
**Ex-Officio:** Associate Planner Tyler and Minutes Clerk Rusting

#### NEW BUSINESS

1. **96 SUGARLOAF DRIVE;** File No. 21016; Capucine & Andrew Hoybach, Owners; Site Plan and Architectural Review for construction of an addition to an existing single-family dwelling, with a variance for reduced side yard setback. The applicants propose to construct a 26 square foot addition to the master bedroom to create a larger bathroom area. As the minimum side yard setback in the RO-2 zone is fifteen feet (15'), a variance is required in order to construct the addition within the side yard setback a distance of one foot (1'), for a reduced side yard setback of fourteen feet (14'). APN: 058-281-13 [LT] **Continued to October 7, 2010**
2. **130 STEWART DRIVE;** File No. 710103; Susan Beecroft, Owner; Site Plan and Architectural Review for construction of an addition to an existing single-family dwelling. The applicant proposes to remodel the existing dwelling, and convert 700 square feet of crawlspace at the lower level into floor area. APN: 055-091-14 [LT] **Approved 4-0**

#### MINUTES

3. Regular Meeting of September 2, 2010 **Approved as Amended 4-0**

#### ADJOURNMENT *At 7:15 PM*

**MINUTES #15  
TIBURON DESIGN REVIEW BOARD  
MEETING OF SEPTEMBER 16, 2010**

The meeting was opened at 7:05 p.m. by Chair Chong.

**A. ROLL CALL**

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

Absent: Boardmember Weller

Ex-Officio: Associate Planner Tyler and Minutes Clerk Rusting

**B. PUBLIC COMMENTS - None**

**C. STAFF BRIEFING**

Associate Planner Tyler announced that the item for 96 Sugarloaf Drive was continued to the October 7<sup>th</sup> meeting.

**D. NEW BUSINESS**

1. **96 SUGARLOAF DRIVE**; File No. 21016; Capucine & Andrew Hoybach, Owners; Site Plan and Architectural Review for construction of an addition to an existing single-family dwelling, with a variance for reduced side yard setback. The applicants propose to construct a 26 square foot addition to the master bedroom to create a larger bathroom area. As the minimum side yard setback in the RO-2 zone is fifteen feet (15'), a variance is required in order to construct the addition within the side yard setback a distance of one foot (1'), for a reduced side yard setback of fourteen feet (14'). APN: 058-281-13  
**CONTINUED TO OCTOBER 7, 2010**
  
2. **130 STEWART DRIVE**; File No. 710103; Susan Beecroft, Owner; Site Plan and Architectural Review for construction of an addition to an existing single-family dwelling. The applicant proposes to remodel the existing dwelling, and convert 700 square feet of crawlspace at the lower level into floor area. APN: 055-091-14

The applicant has submitted a request to remodel and construct an addition on property located at 130 Stewart Drive. Currently the property is improved with a single-family dwelling. The main level of the home includes an entry foyer, a living room, family room, kitchen, two bedrooms, a bathroom and a master bedroom suite. The lower level includes a two-car garage and crawlspace. The proposal would convert seven hundred square feet (700 sq. ft.) of the lower level crawlspace into a family room, bedroom and bathroom. A new deck would also be constructed off the main level living room at the front of the home. Existing decks and exterior stairways would be re-built to comply with current building codes, and all of the windows would be replaced as part of the overall remodel of the structure.

The proposal would result in lot coverage of 2,045 square feet (26.57%) which is below the maximum permitted lot coverage in the R-1 zoning district (30.0%). The proposal would result in a gross floor area of 2,544 square feet, which is below the maximum permitted floor area ratio for a parcel of this size (2,769.4 sq. ft.).

Susan Beecroft, owner, said that the house is in need of repair and she hoped to bring it up to modern standards. She stated that there is a large 6-8 foot crawl space that she would like to develop into a family room, bathroom, and bedroom. She described other proposed changes to the house, including decks,

stairs and doors. She presented the colors and said that the darker brown color would be at the bottom, with lighter brown at the top and white trim.

Chair Tollini asked about the roof materials. Ms. Beecroft said that they cannot use shingles because of the slope, but the roof will look better than it does currently. Chair Tollini said he thought that the skylights were fairly modest.

There were no public comments.

Boardmember Emberson said that she loved the Eichler-type design of the house and thought that it was great that the applicant would keep the original style.

Vice Chair Kricensky agreed and thought that the applicant had done a good job of keeping the essence of the architecture, and that capturing the square footage underneath the house was a logical way to expand.

Boardmember Chong said that he visited the project and it seemed like a good way to improve the home.

Chair Tollini agreed with the other Boardmembers and said that he appreciated the modesty of the proposed changes. He said that the project would be quite innocuous from the neighbors' perspectives, both the building underneath and the color choices.

**ACTION:** It was M/S (Chong/Emberson) that the request for 130 Stewart Drive is exempt from the California Environmental Quality Act and approved the project, subject to the attached conditions of approval. Vote: 4-0.

**E. APPROVAL OF MINUTES #15 OF THE 8/2/10 DESIGN REVIEW BOARD MEETING**

Chair Tollini noted a typographical error on page 4. In the first paragraph the last sentence should read "should adhere" instead of "should adhered."

**ACTION:** It was M/S (Emberson/Chong) to approve the minutes of the August 2, 2010 meeting as amended. Vote: 4-0.

**F. ADJOURNMENT**

The meeting was adjourned at 7:15 p.m.