



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

Action Minutes - Regular Meeting  
Design Review Board  
April 7, 2011  
7:00 P.M.

## ACTION MINUTES #5

### TIBURON DESIGN REVIEW BOARD

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

**Present:** Chair Tollini, Vice Chairman Kricensky and Boardmember Chong  
**Absent:** Boardmembers Emberson and Weller  
**Ex-Officio:** Planning Manager Watrous, Associate Planner Tyler and Minutes Clerk Harper

#### OLD BUSINESS

1. **112 HOWARD DRIVE:** File No. 21102; Rob Mickel & Marilyn Zimmerman, 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 and a Floor Area Exception. The applicants propose to add 378 square feet to the home by expanding the garage and front entry of the home, and incorporate a larger kitchen at the rear of the home. The additions would increase the total floor area to 3,375 square feet, which exceeds the maximum floor area ratio of 3,323 square feet. The additions would result in a lot coverage of 24.6% which exceeds the maximum permitted in the RO-2 zone (15.0%). The expansion at the front entry would further encroach into the front yard setback, for a total reduced front yard setback of 23'4" in lieu of the minimum 30' required in the RO-2 zone. APN 039-141-01 Approved

#### PUBLIC HEARINGS AND NEW BUSINESS

2. **4 MCCART COURT:** File No. 711022; Bruce Lavine and Lisa Zimmerman, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with a Floor Area Exception. The applicants propose to construct 864 square feet of additions to the main and upper floors of the existing house, convert existing living space into an attached garage, change the roof design and add 5 skylights. The additions would increase the total floor area to 3,592 square feet, which exceeds the maximum floor area ratio of 3,408 square feet. Assessor's Parcel No. 055-171-22.  
Continued to 5/5/11
3. **1915 STRAITS VIEW DRIVE:** File No. 21101; John Jiang & Ning Lang, 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 construct a 4,099 square foot house with a 3,612 square foot basement, along with an attached two-car garage, swimming pool, spa and new retaining walls and landscaping. The proposed lot coverage of 4,151 square feet (19.1%) would be greater than the 15.0% maximum lot coverage permitted in the RO-2 zone. APN 038-301-35 Continued to 5/5/11

MINUTES

4. Regular Meeting of March 17, 2011 *Approved*

ADJOURNMENT *At 9:35 PM*