



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

Action Minutes - Regular Meeting  
Design Review Board  
May 5, 2011  
7:00 P.M.

## ACTION MINUTES #7 TIBURON DESIGN REVIEW BOARD

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

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

### OLD BUSINESS

1. **65 REED RANCH ROAD:** File No. 711011; James Parsons & Andrea Hong, Owners; Site Plan and Architectural Review for construction of an addition to an existing single-family dwelling. The applicants propose to demolish an existing detached garage and construct a new 1,436 square foot, two-story addition including a new three-car garage, a workshop, guest bedroom and a train hobby room. APN 038-301-35 Continued to 5/19/11
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. Approved 4-0
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 7/7/11

### PUBLIC HEARINGS AND NEW BUSINESS

4. **8 WILKINS COURT:** File No. 21103; Randall Doctor, Owner; Site Plan and Architectural Review for construction of deck additions, with a Variance for reduced side yard setback. The applicant proposes to construct additions to an existing deck to the rear of the living room and a connecting exterior stairway. The deck would extend to within 7 feet, 4 inches of the western side property line, which would be less than the 15 foot required side yard setback in the RO-2 zone. Assessor's Parcel No. 039-032-10. Approved 4-0

### MINUTES

4. Regular Meeting of April 21, 2011 Approved 4-0

### ADJOURNMENT At 7:20 PM