



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

Action Minutes - Regular Meeting
Design Review Board
July 21, 2011
7:00 P.M.

ACTION MINUTES #12 TIBURON DESIGN REVIEW BOARD

CALL TO ORDER AND ROLL CALL At 7:00 PM

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

OLD BUSINESS

1. **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 APN 038-301-35 Withdrawn

PUBLIC HEARINGS AND NEW BUSINESS

2. **42-46 MAIN STREET:** File No. 711072; Abrams Trust, Owners; Site Plan and Architectural Review for construction of exterior alterations to an existing commercial building. The applicant proposes changes to the exterior siding and awnings of a commercial building. Assessor's Parcel No. 059-102-27. Approved 2-0-1 (Chong recused)
3. **36 LINDA VISTA AVENUE:** File No. 21110; David and Jayne Love, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with Variances for reduced side yard setback and excess building height and a Floor Area Exception. The applicants propose to reconstruct the top floor of the house, with a new entry addition and expanded living and dining rooms, adding 237 square feet of floor area. The existing pitched roof would be replaced with a new flat roof. The project would extend to within 3 feet, 6 inches of the side property line, which is less than the 8 foot minimum side yard setback required in the R-2 zone. The project would also include additions that would have a maximum height of 36 feet, 4 inches, which is greater than the maximum building height of 30 feet permitted in the R-2 zone. The proposed total floor area of 3,545 square feet would be 1,212 square feet greater than the floor area ratio for a lot of this size. Assessor's Parcel No. 059-193-21. Approved 3-0

4. **10 APOLLO ROAD:** File No. 21111; Natasha Hawkins and John Minty, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with Variances for reduced rear yard setback and excess lot coverage. The applicants propose to construct family room, master bedroom suite and a fourth bedroom to the rear of the house and a new garage to the front of the building assign 1,228 square feet of floor area to the residence. The project would extend to within 13 feet, 5 inches of the rear property line, which is less than the 18 foot minimum rear yard setback required for this lot. The project would also have a maximum lot coverage of 36.7%, which is greater than the 30.0% maximum lot coverage permitted in the R-1 zone. Assessor's Parcel No. 034-271-05. **Withdrawn**
5. **9 BURRELL COURT:** File No. 21112; Firuze Hariri, Owner; 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 new second story and additions to the garage, entry and rear of the house on the ground level, adding 1,734 square feet to the residence. The project would extend to within 19 feet, 2 inches of the front property line, which is less than the 30 foot minimum front yard setback required in the RO-2 zone. The project would also have a maximum lot coverage of 22.1%, which is greater than the 15.0% maximum lot coverage permitted in the RO-2 zone. Assessor's Parcel No. 034-271-05. **Approved 2-1 (Emberson against)**
6. **98 SUGARLOAF DRIVE:** File No. 21113; Jolynn Hardiman, Owner; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with a Variance for reduced front yard setback. The applicants propose to construct 535 square feet of additions to the rear of the house and replace the existing flat roof with a new pitched roof. A portion of the new roofline would encroach to within 13 feet, 4 inches of the front property line, which is less than the 30 foot minimum front yard setback required in the RO-2 zone. Assessor's Parcel No. 058-281-02. **Continued to 8/4/11**

MINUTES

7. Regular Meeting of July 7, 2011 **Approved 3-0**

ADJOURNMENT **At 9:00 PM**