



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

Action and Approved Minutes - Regular Meeting
Design Review Board
August 18, 2011
7:00 P.M.

ACTION MINUTES #14 TIBURON DESIGN REVIEW BOARD

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

Present: Chairman Kricensky, Vice Chair Emberson and Boardmembers Chong and Tollini
Absent: None
Ex-Officio: Planning Manager Watrous and Minutes Clerk Rusting

PUBLIC HEARINGS AND NEW BUSINESS

1. **27 MARAVISTA COURT:** File No. 711073; Cheryl Jordan and Karl Ma, Owners; Site Plan and Architectural Review for construction of additions to an existing two-story single-family dwelling. The applicants propose to construct 1,742 square feet of additions to the entry and garage of the existing house and construct a new upper level addition that would include a master bedroom suite, along with three more bedrooms and two more bathrooms. Three skylights would be installed on the new upper level. Assessor's Parcel No. 055-183-20. **Approved 4-0**
2. **434 GREENWOOD BEACH ROAD:** File No. 21114; William and Gabrielle Federal, Owners; John Soden, Appellant; Appeal of Staff-level approval of Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with a Floor Area Exception. The applicants propose to convert a 185 square foot deck into floor area, construct a new deck on the upper level of the rear of the building, add two skylights and construct other exterior alterations to the existing house. Assessor's Parcel No. 039-133-11. **Withdrawn**

MINUTES

4. Regular Meeting of August 4, 2011 **Approved 4-0**

ADJOURNMENT **At 7:12 PM**

**APPROVED MINUTES #14
TIBURON DESIGN REVIEW BOARD
MEETING OF AUGUST 18, 2011**

The meeting was opened at 7:00 p.m. by Chair Kricensky.

A. ROLL CALL

Present: Chair Kricensky, Vice-Chair Emberson, Boardmembers Chong and Tollini
Absent: None
Ex-Officio: Planning Manager Watrous and Minutes Clerk Rusting

B. PUBLIC COMMENTS - None

C. STAFF BRIEFING

Planning Manager Watrous announced that the item for 434 Greenwood Beach Road had been withdrawn.

D. PUBLIC HEARINGS AND NEW BUSINESS

1. **27 MARAVISTA COURT:** File No. 711073; Cheryl Jordan and Karl Ma, Owners; Site Plan and Architectural Review for construction of additions to an existing two-story single-family dwelling. The applicants propose to construct 1,742 square feet of additions to the entry and garage of the existing house and construct a new upper level addition that would include a master bedroom suite, along with three more bedrooms and two more bathrooms. Three skylights would be installed on the new upper level. Assessor's Parcel No. 055-183-20.

The applicant is requesting Design Review approval for the construction of additions to an existing two-story single-family dwelling on property located at 27 Maravista Court. The existing entry porch on the main level of the house would be demolished and replaced with a new entry addition containing a stairway and guest bathroom. The existing main level would be reconfigured to replace the bedrooms and office with a new family room, au pair room, sunroom and relocated kitchen. A new upper level would be constructed that would include a master bedroom suite, three more bedrooms, two more bathrooms and a laundry room. A roof deck would extend to the west of the upper level. A portion of the ground floor garage and storage area would be converted into a more structured mud room and storage area, connected to the main floor by the stairway in the new addition. Three new skylights would be installed above the new upper level.

The proposed additions would increase the floor area of the house by 1,742 square feet to a total of 3,246 square feet, which is less than the floor area ratio for a lot of this size. The proposed additions would increase the calculated lot coverage on the site by 266 square feet to a total of 1,770 square feet (12.6%), which is less than the 30.0% maximum lot coverage allowed in the R-1 zone.

Cheryl Jordan, owner, said that every neighbor whose property touches theirs had signed a letter supporting the project. She said that the original plan included stucco siding, but she said they would like to change that to stucco panels. She distributed photos of stucco panels to the Board and said that this was the only change they would make to the project.

There were no public comments.

Boardmember Chong said that he visited the site and commended the applicant for garnering support from the neighbors. He agreed with staff that the stepped back home design would reduce the three-story appearance and he voiced support of the project.

Vice-Chair Emberson said that she liked the materials and felt that the project would be a lovely addition to the neighborhood. She agreed with staff that the site is in a transitional area between the neighborhood below and larger homes uphill from the property.

Boardmember Tollini said that initially the addition looked like a tall structure, but when viewed in three dimensions, it was not as monolithic. He noted that the front addition extends outward and would be set back far from the street. He thought that this would be one of the nicest improvements he had seen in a long time.

Chair Kricensky said that he read the staff report and drove by the site before looking at the plans, and the project was what he would have envisioned. He said that the higher floors feel like they would be built into the hill, which would make it look like a two-story house. He said that the stucco panels would enhance the walls.

Boardmember Tollini said that the house would be three stories in form only, and it is really a two-story house design. He made the distinction between this project and a true three-story home which would not be allowed in this neighborhood.

Chair Kricensky commended the applicant for gaining support from all of the neighbors.

ACTION: It was M/S (Chong/Emberson) that the request for 27 Maravista Court is exempt from the California Environmental Quality Act and approved the request, subject to the attached conditions of approval. Vote: 4-0.

2. **434 GREENWOOD BEACH ROAD:** File No. 21114; William and Gabrielle Federal, Owners; John Soden, Appellant; Appeal of Staff-level approval of Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with a Floor Area Exception. The applicants propose to convert a 185 square foot deck into floor area, construct a new deck on the upper level of the rear of the building, add two skylights and construct other exterior alterations to the existing house. Assessor's Parcel No. 039-133-11. - **WITHDRAWN**

E. APPROVAL OF MINUTES #13 OF THE 8/4/11 DESIGN REVIEW BOARD MEETING

ACTION: It was M/S (Tollini/Emberson) to approve the minutes of the August 4, 2011 meeting as written. Vote: 4-0.

F. ADJOURNMENT

The meeting was adjourned at 7:12 p.m.