



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

Action Minutes - Regular Meeting
Design Review Board
December 1, 2011
7:00 P.M.

ACTION MINUTES #17 TIBURON DESIGN REVIEW BOARD

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

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

CONSENT CALENDAR

1. **8 WILKINS COURT:** File No. 21103; Randall Doctor, Owner; Adoption of resolution denying Site Plan and Architectural Review for construction of deck additions, with a Variance for reduced side yard setback. On November 3, 2011, the Design Review Board directed Town staff to prepare a resolution denying this application, for adoption at the December 1, 2011 meeting. Assessor's Parcel No. 039-032-10. *Continued to 12/15/11*

OLD BUSINESS

2. **460 RIDGE ROAD:** File No. 711085; Amalfi West, LLC, Owner; Site Plan and Architectural Review for construction of a new two-story single-family dwelling, with a Floor Area Exception. The applicants propose to demolish more than 50% of an existing two-story dwelling and construct a new dwelling. The house would have a total floor area of 4,681 square feet, which is 202 square feet greater than the 4,479 square foot floor area ratio for a lot of this size. Assessor's Parcel No. 059-082-04. *Approved (4-0)*

PUBLIC HEARINGS AND NEW BUSINESS

3. **2308 MAR EAST STREET:** File No. 21116; Peter Wilton, Owner; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with Variances for reduced side yard setbacks and excess lot coverage, and a Floor Area exception. The applicants propose to construct several additions and expand existing decks to the side and rear of the existing building. The additions and decks would extend to within 6 inches and 4 feet, respectively, of the side property lines, in lieu of the minimum 8 foot setback required in the R-2 zone. The additions would cover 71.1% of the dry land area of the lot, in lieu of the maximum 35.0% lot coverage permitted in the R-2 zone. The project would result in a total floor area of 2,900 square feet, which would exceed the floor area ratio of 706 square feet for a lot of this size. Assessor's Parcel No. 034-271-03. *Continued to 1/19/12*

4. **91 SUGAR LOAF DRIVE:** File No. 711085; Amalfi West, LLC, Owner; Site Plan and Architectural Review for construction of a new two-story single-family dwelling, with a Floor Area Exception. The applicants propose to demolish more than 50% of an existing two-story dwelling and construct a new dwelling. The new dwelling would result in a total floor area of 4,900 square feet, which would exceed the floor area ratio of 4,548 square feet for a lot of this size. Assessor's Parcel No. 058-282-04. **Continued to 12/15/11**

MINUTES

5. Regular Meeting of November 3, 2011 **Approved as amended 4-0**

ADJOURNMENT **At 9:05 PM**