



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

Action Minutes - Regular Meeting
Design Review Board
January 19, 2012
7:00 P.M.

ACTION MINUTES #1 TIBURON DESIGN REVIEW BOARD

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

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

OLD BUSINESS

1. **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 2/16/12*
2. **1599 TIBURON BOULEVARD:** File No. 51110; Zelinsky Properties LLC, Owners; Armstrong Development Properties LLC, Applicant; Sign Permit for installation of exterior signs for a drug store and pharmacy (CVS/pharmacy), with a Minor Exception. The project would include one or more indirectly-illuminated signs; one 3.19 square foot non-illuminated under marquee sign, and three 4.53 square foot non-illuminated window signs. Assessor's Parcel Nos. 058-171-88 & 89. *Approved 4-0.*
3. **91 SUGAR LOAF DRIVE:** File No. 711085; Pari and Lopa Choksi, 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 2/16/12*

PUBLIC HEARINGS AND NEW BUSINESS

4. **1600 MAR WEST STREET:** File No. 711131; Tiburon Peninsula Club, Owner/Appellant; Appeal of Staff-level conditional approval of Site Plan and Architectural Review for installation of eight (8) exterior lighting fixtures on a trellis adjacent to the clubhouse of a private recreational facility (Tiburon Peninsula Club). Assessor's Parcel No. 058-240-21. **Appeal Granted (4-0)**
5. **4 OLD LANDING ROAD:** File No. 711134; Lauren Seeger and David Cohen, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling. The applicants propose to expand the existing family room, living room, and master bedroom, and make minor landscape improvements, including a new cedar trellis over the existing patio area and a new outdoor kitchen adjacent to the dwelling. The 225 square foot addition would increase the total floor area of the house to 3,998 square feet. Assessor's Parcel No. 038-162-55. **Continued to 2/16/12**

MINUTES

6. Regular Meeting of December 15, 2011 **Approved (4-0)**

ADJOURNMENT At 8:15 PM