

**MINUTES #10
TIBURON DESIGN REVIEW BOARD
MEETING OF JUNE 16, 2016**

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

A. ROLL CALL

Present: Chair Tollini, Vice-Chair Kricensky and Boardmember Emberson

Absent: Boardmembers Chong and Cousins

Ex-Officio: Associate Planner O'Malley and Minutes Clerk Rusting

B. PUBLIC COMMENTS - None

C. STAFF BRIEFING - None

D. NEW BUSINESS

1. **95 SEAFIRTH ROAD:** File Nos. DR2016041, VAR2016013, & VAR2016014; Thomas Duley and Christina Kan-Duley, Owners; Site Plan and Architectural Review for construction of additions and fencing to an existing single-family dwelling, with Variances for excess lot coverage and excess fence height. The project would cover 37.45% of the site, which is more than the 15.0% maximum lot coverage permitted in the RO-2 zone. The fencing would have a maximum height of 8 feet, which would be taller than the 6 foot maximum fence height in the RO-2 zone. Assessor's Parcel No. 039-101-33.

The applicant is requesting Design Review approval for the construction of additions to an existing single-family dwelling on property located at 95 Seafirth Road, with variances for excess lot coverage and excess fence height. The applicant would like to extend the existing roof over a second front entrance, install an 8 foot tall fence on the west side property line and install a roof over a previously approved trash enclosure. All proposed improvements would be located in the front portion of the property.

The floor area of the existing home would remain the same. The proposed additions would cover 37.45% of the site, which is more than the 15.0% maximum lot coverage permitted in the RO-2 zone. The proposed fence would be 8 feet tall. As the Tiburon Zoning Ordinance restricts fences to a maximum height of 6 feet within required setbacks, a variance is requested for excess fence height.

David Marlatt, architect, said that due to the relatively steep downhill slope towards the bay, a 6 foot fence would not provide privacy from the immediate uphill neighbor and both homeowners share the desire to extend the height of the fence to 8 feet. He stated that the lot coverage variance would be to cover a trash enclosure, as there is no side or back yard available due to the

unusual topography of the site. He said that they would like to construct a roof over the trash enclosure so it would not be visible from the front.

There were no public comments.

Boardmember Emberson stated that she could make all of the findings for the variances and agreed with all of staff's findings.

Vice Chair Kricensky said that the fence was necessary and agreed with staff and with Boardmember Emberson.

Chair Tollini agreed with the need for additional fence height, but said that it was difficult to follow staff's conclusions regarding the lot coverage. He noted, however, that this would only add 63 feet of lot coverage and would enhance the property, so he supported it.

ACTION: It was M/S (Emberson/Kricensky) that the request for 95 Seafirth Road is exempt from the California Environmental Quality Act and to approve the request, subject to the attached conditions of approval. Vote: 3-0.

2. **168 ANTONETTE DRIVE:** File No. DR2016057; Julie and Englebert Bangayan, Owners; Site Plan and Architectural Review for installation of two (2) exterior HVAC units and one (1) generator for an existing single-family dwelling. Assessor's Parcel No. 038-111-35.

The applicant is requesting to install two (2) exterior air conditioning units and one (1) generator for the newly constructed single-family dwelling located at 168 Antonette Drive. All of the mechanical equipment would be screened by a new 5 foot tall retaining wall on the northwest side of the existing home. This application is being referred to the Design Review Board as the number of mechanical equipment exceeds the maximum permitted for a single-family dwelling, as stated in the Tiburon Policy and Procedure for Standards for Air Conditioning Units and Similar Mechanical Equipment.

David Holscher, architect, said that he was available to answer any questions.

There were no public comments.

Vice Chair Kricensky stated that he considers a generator as not fitting into the same category as air conditioning units, as it is only used during an emergency and would not be running all of the time. He noted that the neighbors also have generators and he did not see a problem with the request.

Boardmember Emberson and Chair Tollini agreed with Vice Chair Kricensky's comments and both supported the project.

ACTION: It was M/S (Emberson/Kricensky) that the request for 168 Antonette Drive is exempt from the California Environmental Quality Act and to approve the request, subject to the attached conditions of approval. Vote: 3-0.

E. APPROVAL OF MINUTES #9 OF THE JUNE 2, 2016 DESIGN REVIEW BOARD MEETING

ACTION: It was M/S (Emberson/Kricensky) to approve the minutes of the June 2, 2016, meeting, as written. Vote: 3-0.

F. ADJOURNMENT

The meeting was adjourned at 7:10 p.m.