



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

Regular Meeting
Design Review Board
November 3, 2016
7:00 P.M.

ACTION MINUTES #18 TIBURON DESIGN REVIEW BOARD

CALL TO ORDER AND ROLL CALL At 7:00 PM

Present: Chair Kricensky, Vice Chair Emberson and Boardmembers Chong and Cousins
Absent: Boardmember Tollini
Ex-Officio: Planning Manager Watrous and Associate Planner O'Malley

ORAL COMMUNICATIONS *None*

STAFF BRIEFING (if any) *None*

PUBLIC HEARINGS

- 85 EAST VIEW AVENUE:** File Nos. DR2016091, VAR2016026, VAR2016027, VAR2016028, VAR2016029, VAR2016030 & FAE2016009; David and Tandy Ford, Owners; Site Plan and Architectural Review for construction of a new single-family dwelling, with Variances for reduced front and side yard setbacks, excess lot coverage and excess building height, and a Floor Area Exception. The applicant proposes to construct a new four-story, 1,966 square foot house, which would result in a floor area ratio of 99.9%, which is greater than the 35.0% maximum for a lot of this size. The front yard setback would be zero feet in lieu of the minimum 15 feet. The east side setback would be 3 feet and the west side yard setback would be 3 feet, 4 inches, in lieu of the minimum 8 feet. The lot coverage of the house would be 1,231 square feet (62.5%), which is greater than the 30.0% maximum lot coverage permitted in the R-1 zone. The house would be 42 feet, 11 inches tall, in lieu of the maximum building height of 30 feet. Assessor's Parcel No. 060-105-67. **Approved 3-0-1 (Chong recused)**
- 6 VIA CAPISTRANO:** File Nos. DR2016105/VAR2016036; Top Tier Group, Inc., Owner; Site Plan and Architecture Review for construction of additions to an existing single-family dwelling, with a Variance for reduced side setback. The project would increase the floor area of the house by 661 square feet to a total of 4,026 square feet and would increase the lot coverage on the site by 108 square feet to a total of 2,281 square feet (11.1%). A portion of one addition would extend to within 10 feet, 1 inch of the west (left) side property line, in lieu of the minimum side setback of 15 feet. Assessor's Parcel No. 038-312-02. **Withdrawn**

ACTION ITEMS

3. **150 AVENIDA MIRAFLORES:** File Nos. TREE2016001/TREE2016017; Edwin and Nancy Clock, Owners/Applicants/Appellants; Firuze Hariri, Applicant; Appeal of Planning staff approval of Tree Permit to permit the removal of one (1) Italian Stone Pine Tree and one (1) Cajeput tree, and appeal of Planning staff denial of Tree Permit to permit the after-the-fact planting of one (1) Italian Stone Pine Tree, one (1) Cajeput Tree, one (1) Cotoneaster Tree and one (1) Privet Tree; Assessor's Parcel Number: 039-111-09. **Directed Staff to prepare resolutions of denial 4-0**
4. **22 RACCOON LANE:** File Nos. DR2016119/FAE2016013; Michael and Erin Tollini, Owners; Site Plan and Architecture Review for construction of additions to an existing single-family dwelling, with a Floor Area Exception. The project would convert 1,089 square foot of existing crawlspace into living space on the lower level. The total floor area of 3,523 square feet would be greater than the 2,829 square foot floor area ratio for this site. Assessor's Parcel No. 059-071-35. **Approved 4-0**
5. Minutes of Regular Meeting of October 20, 2016 **Approved as amended 2-0-2 (Chong and Cousins abstained)**

ADJOURNMENT At 9:00 PM