



Town of Tiburon
1505 Tiburon Boulevard
Tiburon, California 94920
(415) 435-7373
www.townoftiburon.org

SB 330 Preliminary Application Form

Contents

Submittal Date Stamp (To be completed by Town staff)1

Purpose.....2

General Information2

Section 1 – Provide Site Information3

Section 2 – Provide Project Team Information8

Section 3 – Property Owner Affidavit9

Section 4 – Conditions of Application..... 10

Submittal Date Stamp (To be completed by Town staff)

Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date unless exceptions per Government Code § 65889.5(o) are triggered. California Environmental Quality Act (CEQA) and Coastal Act standards apply.

Note: It is imperative that the Town keep records pertaining to which standards and fees apply at the date of submittal, as the Town may be penalized for imposing incorrect standards.

[to be stamped by Town]

Purpose

This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

General Information

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application, or the Preliminary Application will expire.

NOTES:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

Section 1 – Provide Site Information

1. Project Location
- a. Parcel Number(s) (APN(s)): 058-171-91, 059-101-01, 058-171-47, 058-171-86
- b. Site Address (if applicable): 1525 Tiburon, 1600 Tiburon, 1601 Tiburon, 4 Beach Road
- c. Legal description (Lot, Block, Tract): See Attached Grant Deed: Tracts Four, Five, SIX, and SEVEN

2. Existing Uses
- a. Existing uses on the project site.

1525 Tiburon: Parking Lot
1600 Tiburon: Construction Staging Area / Deli (Vacant)
1601 Tiburon: Bank of America (Vacant)
4 Beach Road: Parking Lot

- b. Identify major physical alterations to the property on which the project is to be located.

Demo and removal of existing vacant Bank of America building (1601 Tiburon) and vacant Deli building (1600 Tiburon).

3. Site Plan (attach)
- a. Show the building(s) location on the property.
- b. Show approximate square footage of each building that is to be occupied.
4. Elevations (attach)
- a. Include the proposed design, color, and material.
- b. Show the massing and height of each building that is to be occupied.

5. Proposed Uses

- a. Describe the proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

1525 Tiburon: Multifamily w/26 units and 20,864 sq ft of residential space.
 1600 Tiburon: Multifamily w/12 units and 10,898 sq ft of residential space.
 1601 Tiburon & 4 Beach Road: Multifamily w/82 units and 71,682 sq ft of residential space.

- b. Residential Dwelling Unit Count: Indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	NUMBER OF UNITS
Market Rate	112
Managers Unit(s) – Market Rate	0
Acutely Low Income	
Extremely Low Income	
Very Low Income	8
Low Income	
Moderate Income	
Total No. of Units	120
Total No. of Affordable Units	8
Total No. of Density Bonus Units	26

Other notes on units:

6. Floor Area - Provide the proposed floor area and square footage of residential and non-residential development, by building.

	RESIDENTIAL	NONRESIDENTIAL	Total
Floor Area (Zoning)	1.75	N/A	Tiburon 1525: (1.0); 1600: (1.12); 1601: (1.43)
Square Footage of Construction	Tiburon 1525: 29,205 SF* Tiburon 1600: 19,057 SF* Tiburon 1601: 102,236 SF*	N/A	150,498 SF*

*Excludes Parking & Utility spaces located within parking area

7. Parking - Number of proposed parking spaces: 163 parking spaces

8. Affordable housing incentives, waivers, concessions, and parking reductions - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915? YES NO

If "YES," please describe:

-No Retail
-No Massing & Facade Setbacks
-Balconies Projecting Into Setback
-Open Space Reductions
-Building height exceeds 45' limit with flood plane consideration

9. Subdivision - Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES NO

If "YES," please describe:

10. Pollutants - Are there any proposed point sources of air or water pollutants? YES NO

If "YES," please describe:

11. Existing site conditions - Provide the number of existing residential units on the project site that will be demolished and indicate whether each existing unit is occupied or unoccupied.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing	0	0	0
To Be Demolished	0	0	0

12. Additional Site Conditions

a. Whether a portion of the property is located within any of the following:

- i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES NO

- ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES NO

- iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES NO

- iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES NO

- v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES NO

vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES NO

b. Does the project site contain historic and/or cultural resources?

YES NO

If "YES," please describe:

Parcels located within Flood Zone AE

c. Does the project site contain any species of special concern?

YES NO

If "YES," please describe:

d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES NO

If "YES," please describe:

1525 Tiburon: Retention Pond and Drainage Easement, Access and Parking Easement
1601 Tiburon: PG&E Easement, General Public Road ROW Easement
See attached ALTA Surveys.

- e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands. YES NO

If "YES," please describe:

- f. Is the proposed housing development project located within the coastal zone? YES NO

If "YES," does any portion of the property contain any of the following:

- i. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations. YES NO
- ii. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code. YES NO
- iii. A tsunami run-up zone. YES NO
- iv. Use of the site for public access to or along the coast. YES NO

Section 2 – Provide Project Team Information

Provide the applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name: Blaise Hilton

Company/Firm: Russell Square Consulting, Inc.

Address: 2339 Courage Drive **Unit/Space Number:** C

City: Fairfield **State:** CA **Zip:** 94533

Telephone: (425) 900-5528 **Email:** blaise@russellsquareinc.com

- Are you in Escrow to purchase the property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant): ACV Argo Tiburon, LP

Address: 465 First Street West Unit/Space Number: 2nd Floor

City: Sonoma State: CA Zip: 95476

Telephone: (707) 935-3700 Email: sgellison@acventures.com

Optional: Agent/Representative Name: Robert Brown

Company/Firm: A&C Ventures, Inc. dba ACV Argo Tiburon, LP

Address: 465 First Street West Unit/Space Number: 2nd Floor

City: Sonoma State: CA Zip: 95476

Telephone: (707) 935-3700 Email: rbrown@acventures.com

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.): _____

Name: _____

Company/Firm: _____

Address: _____ Unit/Space Number: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Email: _____

Primary Contact for Project: Owner Applicant Agent/Representative Other

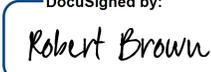
Section 3 – Property Owner Affidavit

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the Town Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.

- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in the Town of Tiburon which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Community Development Department of the Town of Tiburon for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with the Community Development Department within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

<p>DocuSigned by:  <small>3479FF48470749E...</small></p> <p>Signature: _____</p> <p>Printed Name: _____ Robert Brown</p> <p>Date: <u>12/27/2024</u></p>	<p>Signature: _____</p> <p>Printed Name: _____</p> <p>Date: _____</p>
---	---

Section 4 – Conditions of Application

- 1) All materials submitted in conjunction with this form shall be considered a part of this application.
- 2) The property owner authorizes the listed authorized agent(s)/contact(s) to appear before the Town Council, Planning Commission, Design Review Board and Zoning Administrator and to file applications, plans, and other information on the owner's behalf.
- 3) The Owner shall inform the Planning Division in writing of any changes.
- 4) **INDEMNIFICATION:** As a condition of this application, applicant agrees to defend, indemnify, release and hold harmless the Town, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities ("indemnities"), the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of any environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the indemnities, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the indemnities.

In the event that any claim, action or proceeding as described above is brought, the Town shall promptly notify the applicant of any such claim, action or proceeding, and the Town will cooperate fully in the defense of such claim, action, or proceeding. In the event the applicant is required to defend the Town in connection with any said claim, action or proceeding, the Town shall retain the right to (1) approve the counsel to so defend the Town, (2) approve all significant decisions concerning the manner in which the defense is conducted, and (3) approve any and all settlements, which approval shall not be unreasonably withheld. Nothing herein shall prohibit the Town from participating in the defense of any claim, action or proceeding, provided that if the Town chooses to have counsel of its own to defend any claim, action or proceeding where applicant already has retained counsel to defend the Town in such matters, the fees and the expenses of the counsel selected by the Town shall be paid by the Town.

- 5) **ATTORNEY'S EXPENSES COST REIMBURSEMENT:** As a condition of this application, applicant agrees to be responsible for the payment of all Town Attorney expenses and costs, both for Town staff attorneys and outside attorney consultants retained by the Town, associated with the reviewing, process and implementing of the land use approval and related conditions of such approval. Town Attorney expenses shall be based on the rates established from time to time by the Town Finance Director to cover staff attorney salaries, benefits, and overhead, plus the actual fees and expenses of any attorney consultants retained by the Town. Applicant shall reimburse Town for Town Attorney expenses and costs within 30 days following billing or same by the Town.
- 6) **RECOVERY OF ATTORNEY'S FEES BY PREVAILING PARTY:** In any action brought to enforce the applicant's obligations, including the Indemnification and Attorneys' Expenses Cost Reimbursement conditions set forth above, the prevailing party shall be entitled to an award of reasonable litigation costs, including attorneys' fees and costs.

7) COST BASED FEE SYSTEM (not applicable to flat fee applications): Applicant agrees to pay to the Town all incurred costs, both direct and indirect, including State-mandated costs, associated with review and processing of the accompanying application for land use approval(s), even if the application is withdrawn or not approved. Reimbursable costs include all staff and overhead costs as established in the Town's adopted Cost Recovery Fee Program Master Fee Schedule, as well as the cost of required professional consultants to assist in environmental, engineering or legal review.

If expenditures exceed 75% of the deposit amount required by the Cost Recovery Fee Program, additional deposits will be requested. Applicant understands and agrees that nonpayment of deposit requests within the time period specified in the request shall be deemed a withdrawal of the application. Any unexpended funds will be refunded by the Town after completion of application processing.

I have read and agree with all of the above. I declare under penalty of perjury that the information contained in this application is true and correct to the best of my knowledge.

ACV Argo Tiburon, LP
Property Owner: _____

12/27/2024
Dated: _____

DocuSigned by:
Robert Brown
3479EE48470749E...
Authorized Agent/Applicant: _____

12/27/2024
Dated: _____



Town of Tiburon
1505 Tiburon Boulevard
Tiburon, California 94920
(415) 435-7373
www.townoftiburon.org

Development Project Preliminary Application (SB 330) Submittal Requirements Checklist

The Development Project Preliminary Application (SB 330) Submittal Requirements packet describes all the materials required to submit a complete Preliminary Development Project Application to the Community Development Department, Tiburon Planning Division. Section 1 includes the application and associated fees; Section 2 is a checklist that must be included for all projects applying under SB 330. All documents, reports and plans must be provided in digital format.

This packet must be completed and submitted with the Application. A Planner will verify that the minimum submittal requirements have been included with your package. Applications that are missing the materials in this checklist will not be accepted for review.

Section 1 – Application and Fees

1. Completed SB 330 Preliminary Application Packet comprised of the following sections:
 - a. Preliminary SB 330 Application Form
 - b. Completed Copy of this Development Project Preliminary Application (SB 330) Submittal Requirements Checklist
2. Payment of Application Fees (Please Refer to Current Fee Schedule)

Section 2 – Required for All Housing Development Projects under SB330

1. **Applicant's Contact Information** – The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application (*if different than Application*).
2. **Site Location Information** – The specific location, including parcel numbers, a legal description, and site address, if applicable.
3. **Proposed Land Uses** – The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning district.
4. **Existing Uses** – The existing uses on the project site and identification of proposed major physical alterations to the property on which the project is to be located.
5. **Existing Residential Uses and Proposed Demolition** – The number of existing residential units

on the project site that will be demolished and whether each existing unit is occupied or unoccupied.

6. **Below Market Rate Units** – The number of proposed below market rate units and their affordability levels.
7. **Density Bonus Units and Waivers/Concessions** – The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Government Code Section 65915.
8. **Parking** – The proposed number of parking spaces.
9. **Project Plans** – A site plan showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied.
10. **Site Map Showing Streams (if applicable)** – A site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.
11. **Special Site Characteristics** – Whether a portion of the property is characterized by any of the following (Check all that apply):
 - a. A **very high fire hazard severity zone**, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.
 - b. **Wetlands**, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
 - c. A **hazardous waste site** that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.
 - d. A **special flood hazard area** subject to inundation by the 1 percent annual chance flood (100- year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.
 - e. A **delineated earthquake fault zone** as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
 - f. A **stream or other resource** that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.
12. **Subdivision Map Act** – Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested.

13. **Historic or Cultural Resources** – Whether any historic or cultural resources are known to exist on the property.
14. **Easements, Water Lines, Public Rights of Way** – The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.
15. **Pollutants** – Whether the project proposed any point sources of air or water pollutants.
16. **Species of Concern** – Whether any species of special concern are known to occur on the property.

8
TDW
SURV
MLD

RECORDING REQUESTED BY:

Old Republic Title Company

Order No.: 0435014801-CG
APN: 059-102-27, 058-171-86, 058-171-91,
059-101-12, 058-171-47, 059-101-01,
059-151-40, 059-151-41, 059-101-03,
059-101-04

When Recorded Mail Document and Tax Statements to:

ACV Argo Tiburon, LP
465 First Street West, 2nd Floor
Sonoma, CA 95476



2012-0078639

Recorded | REC FEE 36.00
Official Records |
County of | SURVEY MONUME 10.00
Marin |
RICHARD N. BENSON |
Assessor-Recorder |
County Clerk |
a
01:20PM 14-Dec-2012 | Page 1 of 8

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

TRA 011-008 & 011-037

Grant Deed

TAX ENTERED
AFTER REPRODUCTION

TRANSFER TAX PAID
MARIN COUNTY RECORDER

The undersigned grantor(s) declare(s):

Documentary Transfer Tax is \$.

- (X) computed on full value of property conveyed, or
- () computed on full value less of liens and encumbrances remaining at time of sale.
- () Unincorporated area: (X) City of Tiburon

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MSP Tiburon, LP a California limited partnership

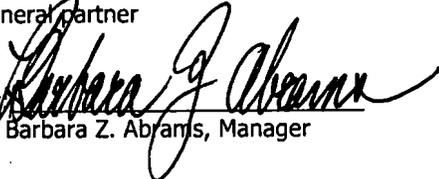
hereby GRANT(S) to
ACV Argo Tiburon, LP, a California limited partnership

that property in City of Tiburon, Marin County, State of California, described as:
See "Exhibit A" attached hereto and made a part hereof.

Date: December 05, 2012

MSP Tiburon, LP, a California limited partnership

By MSP Tiburon, LLC, a California limited liability company, its
general partner

By 
Barbara Z. Abrams, Manager

State of California

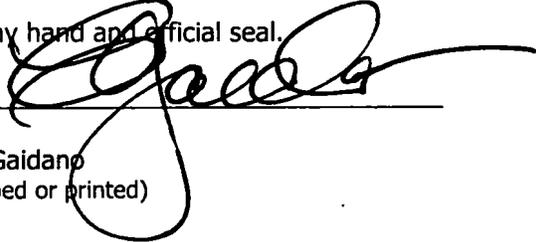
County of Marin

On 6th day of December, 2012 before me, C. Gaidano a Notary Public, personally appeared Barbara Z. Abrams, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

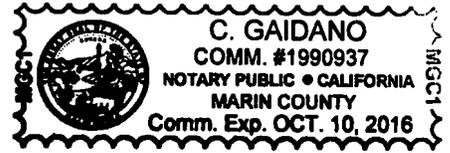
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: _____



Name: C. Gaidano
(typed or printed)



(Seal)

EXHIBIT "A"

TRACT ONE:

Beginning at the most Northerly corner of that certain parcel of land described in the Deed from Northwestern Pacific Railroad Company, a corporation, to August C.J. Oldag, et ux, recorded January 7, 1941 in Book 408 of Official Records at Page 117, Marin County Records; running thence along the Northerly line thereof, being also the Easterly extension of the Southerly line of the County Road, as determined by Decree of Court in the action of Sydney L. Plant vs. County of Marin, Case No. 4810, as referred to in said Deed, South 70° 10' 30" West, 80.0 feet to a point; thence leaving said Northerly line and running South 19° 49' 30" East, 283 feet, more or less, to a point on the Southwesterly line of the parcel of land described in said Deed; running thence along said Southwesterly line, South 56° 54' East, 70 feet, more or less, to the most Southerly corner thereof; running thence along the Easterly line of said parcel of land, North 1° 05' East, 105.62 feet and North 19° 49' 30" West, 240.07 feet to the point of beginning.

APN: 059-151-41 (1-7 Main Street)

TRACT TWO:

Beginning at the most Westerly corner of that certain parcel of land described in the Deed from Northwestern Pacific Railroad Company, a corporation, to August C.J. Oldag, et ux, recorded January 7, 1941 in Book 408 of Official Records at Page 117, Marin County Records; thence running along the Easterly extension of the Southerly line of the County Road, as determined by Decree of Court in the action of Sydney L. Plant vs. County of Marin, Case No. 4810, as referred to in said Deed, North 70° 10' 30" East 43.19 feet to a point which bears South 70° 10' 30" West, 80.0 feet from the most Northerly corner of the parcel of land described in said Deed; thence leaving said line and running South 19° 49' 30" East, 282.74 feet to a point on the Southwesterly line of the parcel of land described in said Deed; thence running along said line, North 56° 54' West, 72.615 feet to an angle point therein; thence running along the Westerly line thereof, North 19° 49' 30" West, 212.0 feet to an angle point; thence continuing along said Westerly line, North 17° 12' West, 12.82 feet to the point of beginning.

APN: 059-151-40 (9 Main Street)

TRACT THREE

Beginning at the Southerly corner of Tiburon Subdivision Lot 17 as shown on that certain Record of Survey recorded in Book 30 of Surveys at Page 70, Marin County Records, said corner being marked by a lead plug with a bronze nail & tag LS 4794; and running thence South 53° 19' 00" East, along the Northeasterly line of said Juanita Lane, 664.08 feet; thence South 36° 41' 00" West, 20.00 feet to a point on the Southwesterly line of said Juanita Lane, said point being the True Point of Beginning; thence South 37° 18' 51" West, 28.72 feet; thence Southerly along a tangent curve concave to the left, with a radius of 3.50 feet, through a central angle of 74° 29' 20", for an arc length of 4.55 feet; thence South 37° 10' 30" East 38.93 feet; thence South 19° 32' 12" East, 41.51 feet; thence North 72° 11' 57" East, 8.23 feet; thence South 18° 22' 30" East 10.47 feet; thence South 70° 16' 53" West, 18.65 feet; thence South 71° 40' 33" West, 12.62 feet; thence South 73° 40' 36" West, 11.51 feet; thence Westerly along a tangent curve concave to the left, with a radius of 5.00 feet, through a central angle of 39° 31' 41", for an arc length of

3.45 feet; thence South 34° 08' 55" West, 5.48 feet, thence Southerly along a tangent curve concave to the left, with a radius of 5.00 feet, through a central angle of 15° 58' 24", for an arc length of 1.39 feet; thence South 18° 10' 31" West, 6.61 feet; thence Southerly along a tangent curve concave to the left, with a radius of 5.00 feet, through a central angle of 37° 52' 50" for an arc length of 3.31 feet; thence South 19° 42' 20" East, 30.59 feet to a point on the Northerly line of Main Street; thence along the Northerly line of Main Street, North 70° 25' 00" East, 196.54 feet; thence North 19° 42' 36" West, 100.19 feet to a point on the Southerly line of Juanita Lane; thence along the Southerly line of said Juanita Lane, South 70° 35' 00" West, 99.61 feet; thence continuing along the Southwesterly line of Juanita Lane, North 53° 19' 00" West, 62.17 feet to the True Point of Beginning.

APN: 059-102-27 (24-46 Main)

TRACT FOUR

Parcel A, as shown upon that certain Parcel Map entitled "Parcel Map in the Town of Tiburon", filed for record December 7, 1978 in Book 15 of Parcel Maps, at Page 90, Marin County Records.

EXCEPTING THEREFROM the following Two Parcels:

Parcel A:

All that certain portion of Parcel 'A', as shown upon that certain Parcel Map entitled, "Parcel Map in the Town of Tiburon", filed for record December 7, 1978 in Book 15 of Parcel Maps, at Page 90, Marin County Records, described as follows:

Beginning at the most Northerly corner of Parcel "A", being a point on the Southwesterly line of Lot 10, Point Tiburon, as per Map filed February 16, 1984 in Volume 19 of Maps at Page 4, Marin County Record; thence South 65° 47' 32" East along the Northeasterly line of said Parcel "A" (recorded South 65° 22' 40" East), being also along the Southwesterly line of said Lot 10, a distance of 190.23 feet; thence South 36° 25' 08" West 171.14 feet to a point on the Southwesterly line of said Parcel "A"; thence North 55° 55' 42" West along the Southwesterly line of said Parcel "A" (recorded North 55° 35' West), a distance of 128.67 feet to an angle point therein; thence continuing along the Southwesterly line of said Parcel "A" and the Westerly and Northwesterly lines thereof, following its various courses, North 53° 39' 39" West (recorded North 53° 19' West) 39.83 feet; thence North 6° 37' 04" West 46.31 feet (recorded North 6° 16' 25" West 45.88 feet) to the beginning of a non-tangent curve concave to the Southeast having a radius of 975.00 feet, a radial line to said point bears North 48° 47' 31" West; thence Northeasterly along the arc of said curve 103.40 feet (recorded 102.96 feet) through a central angle of 6° 04' 34" to the point of beginning.

Parcel B:

A portion of Parcel "A" as said Parcel is shown on the Map filed for record December 7, 1978 in Book 15 of Parcel Maps, at Page 90, Marin County Records; said portion described as follows:

Beginning at the most Northerly corner of said Parcel "A", said corner also being a point on the Southwesterly line of Lot 10, as said Lot is shown on the Map filed for record February 16, 1984

in Volume 19 of Maps, at Page 4, Marin County Records; thence along the Northeasterly line of said Parcel "A"; and said Southwesterly line of Lot 10, South 65° 47' 32" East, 190.23 feet (recorded South 65° 22' 40" East) to the true point of beginning; thence from said true point of beginning, along said Northeasterly line of Parcel "A" and Southwesterly line of Lot 10, South 65° 47' 32" East, 71.56 feet to a point; thence leaving said Northeasterly and Southwesterly, lines South 36° 25' 08" West, 183.41 feet to a point on the Northeasterly right of way line of Tiburon Blvd.; thence along said Northeasterly right of way line of Tiburon Blvd., North 55° 55' 42" West, 70.00 feet (recorded North 55° 35' West) to a point; thence leaving said right of way line, North 36° 25' 08" West 171.14 feet to the true point of beginning.

FURTHER EXCEPTING THEREFROM the following described parcel:

A portion of Parcel A, as shown upon that certain Parcel Map entitled "Parcel Map in the Town of Tiburon", filed for record December 7, 1978 in Book 15 of Parcel Maps, at Page 80, Marin County Records, said portion described as follows:

Beginning at the most Northerly corner of said Parcel "A", said corner also being a point on the Southerly right of way line of Mar West Street and a point on the Southwesterly line of Lot 10, as said lot is shown on the map filed for record February 16, 1984 in Volume 19 of Maps, at Page 4, Marin County Record; thence along the Northeasterly line of said Parcel "A" and said Southwesterly line of Lot 10, South 65° 47' 32" East, 261.79 feet (recorded South 65° 22' 40" East, 15 PM 90) to the True Point of Beginning; thence from the True Point of Beginning, along said Northeasterly line of Parcel "A" and Southwesterly line of Lot 10, South 65° 47' 32" East, 114.50 feet to a point; thence leaving said Northeasterly and Southwesterly lines, South 36° 25' 03" West, 203.05 feet to a point on the Northeasterly right of way line of Tiburon Boulevard; thence along said Northeasterly right of way line of Tiburon Boulevard, North 55° 55' 42" West, 112.00 feet (recorded North 55° 35' West, 15 PM 90) to a point; thence leaving said right of way line, North 36° 25' 08" West, 183.42 feet to the True Point of Beginning,

FURTHER EXCEPTING THEREFROM:

The title and exclusive right to all of the minerals and mineral ores of every kind and character now known to exist or hereafter discovered upon, with or underlying said land or that may be produced therefrom including, without limiting the generality of the foregoing, all petroleum, oil, natural gas and other hydrocarbon substances and products derived therefrom, together with the exclusive and perpetual right of said Grantor, its' successors and assigns, of ingress and egress beneath the surface of said land to explore fore, extract, mine and remove the same, and to make use of the said land beneath the surface as is necessary or useful in connection therewith, which use may include lateral or slant drilling, boring, digging or sinking of wells, shafts or tunnels, provided however, that said Grantor, its' successors and assigns shall not use the surface of said land in the exercise of any of said rights and shall not disturb the surface of said land or any improvements thereon, or remove or repair the lateral or subjacent support of said land or any improvements thereon, as reserved in the Deed from Northwestern Pacific Railroad Company, a corporation, recorded January 31, 1955 in Book 917 of Official Records at Page 311, and December 13, 1956 in Book 1079 of Official Records at Page 616, Marin County Records.

APN: 058-171-91 (Parking lot aka 1525 Tiburon)

TRACT FIVE:

Lots 17 and 18, as shown upon that certain Map entitled, "Tiburon subdivision, Marin County, California", filed for record September 3, 1948 in Volume 6 of Maps, at Page 68, Marin County Records

APN 59-101-01 (1600 Tiburon)

TRACT SIX

Commencing at a point on the Northeasterly line of the State Highway, commonly known as Tiburon Boulevard, at the intersection of Beach Road, thence along said Highway line South 53° 08' 20" East for a distance of 135.00 feet, thence leaving said Highway line North 36° 50' East for a distance of 185.00 feet, thence parallel to said Highway line North 53° 08' 20" West for a distance of 135.00 feet to Beach Road, thence returning to the Highway point of origin South 36° 50' West for a distance of 135.00 feet, this being a portion of the lands described in the Deed from Northwestern Pacific Railroad to Fred G. Zelinsky recorded July 31, 1955 in Book 917 of Official records, at Page 311, Marin County Records, and as shown on Topographic Survey prepared from information shown on DWG. No. 7020-1 and 7020-1, dated November 10, 1970 by Bala and Strandgaard, Civil Engineers.

EXCEPTING THEREFROM the following:

Beginning at a point being the most Westerly corner of the above described property, thence along the Southwesterly boundary of said property described above South 53° 19' East 25 feet, thence leaving said boundary North 36° 41' East 25 feet, North 53° 19' West 25 feet and South 36° 41' West 25 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the title and exclusive right to all of the minerals and mineral ores of every kind and character now known to exist or hereafter discovered upon, with or underlying said land or that may be produced therefrom including, without limiting the generality of the foregoing, all petroleum, oil, natural gas and other hydrocarbon substances and products derived therefrom, together with the exclusive and perpetual right of said grantor, its successors and assigns, of ingress and egress beneath the surface of said land to explore for, extract, mine and remove the same, and to make such use of the said land beneath the surface as is necessary or useful in connection therewith, which use may include lateral or slant drilling, boring, digging or sinking of wells, shafts or tunnels, provided, however, that said grantor, its successors and assigns shall not use the surface of said land in the exercise of any of said rights and shall not disturb the surface of said land or any improvements thereon or remove or impair the lateral or subjacent support of said land or any improvements thereon, as reserved in the Deeds from Northwestern Pacific Railroad Company, a corporation, recorded January 21, 1955 in Book 917 of Official Records, at Page 311, and December 13, 1956 in Book 1079 of Official Records, at Page 616, Marin County Records.

APN: 058-171-47 (1601 Tiburon)

TRACT SEVEN:

Beginning at the most Northerly corner of lands conveyed to Richard P. Shepherd, Trustee, of the Philip and Helen Schumisky Irrevocable Great- Grandchildren's Trust, recorded December 8, 1993, in Official Records Instrument No. 93-103497, Marin County Records, being marked with

a Copper-Clad Iron Monument with Bronze cap, set in concrete, with punch mark and stamped "PLS 4794 LLA 1993", as shown upon that certain Record of Survey Map, recorded December 15, 1993, in Book 32 of Surveys, at Page 43; Main County Records; thence leaving said corner, along the Northwesterly line of said lands South 36° 30' 00" West 220.05 feet, more or less, to a copper-clad iron monument with bronze cap, set in concrete, with punch mark and stamped "PLS 4794 LLA 1993", as shown upon said Map; South 54° 10' 37" East 75.90 feet, more or less, to a copper-clad iron monument with bronze cap, set in concrete, with punch mark and stamped "PLS 4794 LLA 1993", as shown upon said Map; South 34° 37' 57" West 120.91 feet, more or less, to a copper-clad iron monument with bronze cap, set in concrete, with punch mark and stamped "PCS 4794 LLA 1993", as shown upon said Map and set on the Northeasterly line of California State Route No. 131, (formerly called State Route 52-A), also known as Tiburon Boulevard, and being the Southwesterly corner of said lands conveyed to said trust; thence leaving corner, along the Northeasterly line of said State Route 131, North 53° 42' 30" West, (called North 53° 19' West), 120.60 feet, more or less, to the most Southerly corner of lands conveyed to Barbara Abrams, deed recorded July 2, 1980, In Book 3735 of Official Records, at Page 189; Marin County Records; thence leaving said corner, along the Southeasterly line of said lands, North 36° 15' 50" East, (called 36° 50' East), 185.00 feet, to the most Easterly corner of said lands; thence leaving said corner, North 53° 42' 30" West (called North 53° 08' 20" West), 135.00 feet, more or less, to the most Northerly corner of said lands, also being a point on the Southeasterly line of lands conveyed to the Town of Tiburon, deed recorded March 3, 1986, in Official Records Instrument No. 86-010789; Marin County Records, also being a point on the Southeasterly line of Beach Road; thence leaving said corner, along the Southeasterly line of said lands conveyed to the Town of Tiburon, being the Southeasterly line of Beach Road; North 36° 15' 50" East, (called North 36° 25' 08" East), 163.67 feet, more or less to the Northerly line or "Exhibit B" of lands conveyed to Fred G. Zelinsky and Juanita Zelinsky, deed recorded July 17, 1981, in Official Records Instrument No. 81- 031755; Marin County Records, also being a point on the Southerly line of Beach Road; thence along said line, Southeasterly 24.68 feet, along a Non-tangent curve, whose center bears South 5' 01' 57" East, having a radius of 30 feet and a central angle of 47° 07' 58"; thence continuing along said line, and the Southwesterly line of lands conveyed to the Southern Pacific Development Company, deed recorded July 17, 1981, in Official Records Instrument No. 81- 031754; Marin County Records, South 47° 53' 59" East,(called South 47° 45' 00" East),155.12 feet, more or less, to the point of beginning.

EXCEPTING the title and exclusive right to all of the minerals and mineral ores of every kind and character now known to exist or hereafter discovered upon; with or underlying said land or that may be produced therefrom including, without limiting the generality of the foregoing, all petroleum, oil, natural gas and other hydrocarbon substances and products derived therefrom, together with the exclusive and perpetual right the said grantor, its successors and assigns, of ingress and egress beneath the surface of said land to explore for, extract, mine and remove the same, and to make use of the said land beneath the surface as is necessary or useful in connection therewith, which use may include lateral or slant drilling, boring, digging or sinking of wells, shafts or tunnels, provided however, that said grantor, its' successors and assigns shall not use the surface of said land in the exercise of any of said rights and shall not disturb the surface of said land or any improvements thereon, or remove or repair the lateral or subjacent support of said land or any improvements thereon, as reserved in the deeds from Northwestern Pacific Railroad Company, a corporation, recorded January 31, 1955 in Book 917 of Official Records, at Page 311; and recorded December 13, 1956 in Book 1079 of Official Records, at Page 616, Marin County Records.

APN: 058-171-86 (vacant lot behind 1601 Tiburon)

TRACT EIGHT

Lots 14 and 15, as shown upon that certain Map entitled "Tiburon Subdivision, Marin County, California", filed for record September 3, 1948 in Volume 6 of Maps, at Page 68, Marin County Records.

APN: 059-101-03 (1619-21 Juanita, and 1620-24-26 and 32 Tiburon)

TRACT NINE:

Lots 10, 11, 12 and 13, as shown upon that certain Map entitled "Tiburon Subdivision, Marin County, California", filed for record September 3, 1948 in Volume 6 of Maps, at Page 68, Marin County Records.

EXCEPTING THEREFROM, a portion of said Lot 13, being a 20 foot square in the Northeasterly corner of said Lot, as conveyed to Sanitary District No. 5 of Marin County, by Deed dated February 11, 1955 and recorded June 7, 1955 in Book 947 of Official Records at Page 115 Marin County Records..

APN: 059-101-04 (1640-50 Tiburon)

TRACT TEN:

Beginning at a point at the Northwest corner of a certain small street with the West line of State Highway, which point is 125 feet, measured at right angles, Northerly from the Northerly line of the County Road from Tiburon to Belvedere, also known as Main Street in Tiburon, as it is now laid out; then Northwesterly along the Southwest line of the State Highway 70 feet; thence at right angles Southwesterly 104.17 feet to the Northerly line of said small street; thence Northeasterly along the Northerly line of said small street 125.5 feet to the point of beginning.

Being a portion of Tide Lot No. 15, in Section 6, Township 1 South, Range 5 West, as laid down in the Commissioner's Map of Salt Marsh and Tide Land, Marin County, California.

APN: 059-101-12 (1694-96 Tiburon, and 3 Juanita)

ACV TIBURON

PLAN & CONCEPT ELEVATION REVIEW

DECEMBER 4, 2024



**THIS DESIGN IS CONCEPTUAL IN NATURE. THE INFORMATION AND NUMBERS PROVIDED ARE SUBJECT TO CHANGE, PENDING VERIFICATION BY CLIENT AND AUTHORITIES HAVING JURISDICTION.*



UNIT SUMMARY - 4 BEACH

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	540	5	6.1%	2,700
S2	613	4	4.9%	2,452
		9	11.0%	5,152
1 Bedroom:				
A1	709	29	35.4%	20,561
A2	880	12	14.6%	10,560
A3	949	3	3.7%	2,847
		44	53.7%	33,968
2 Bedrooms:				
B1	1,093	24	29.3%	26,232
B2	1,093	0	0.0%	0
B3	1,130	0	0.0%	0
		24	29.3%	26,232
3 Bedrooms:				
C1	1,266	5	6.1%	6,330
C2	1,200	0	0.0%	0
		5	6.1%	6,330
TOTAL	874	82		71,682

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

OPEN SPACE CALCULATION

Unit Type	# Units	Ratio	Total
150 sf/unit	9	Studio	750
200 sf/unit	44	1 Bedroom	5,800
250 sf/unit	24	2 Bedroom	6,000
300 sf/unit	5	3 Bedroom	1,500
		Total Required	14,050
		Total Provided	111

PARKING SUMMARY

Unit Type	# Units	Ratio	Total
Studio	9	1.0	9
1-Bedroom	44	1.0	44
2-Bedrooms	24	2.0	48
3-Bedrooms	5	2.0	10
	82		111

PROVIDED PARKING

Garages	0
Puzzle Lift	107
Perpendicular	0
HC	4
Parallel	0
Total	111

UNIT SUMMARY - 1600 TIBURON

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	540	4	33.3%	2,160
S2	613	0	0.0%	0
		4	33.3%	2,160
1 Bedroom:				
A1	709	0	0.0%	0
A2	880	2	16.7%	1,760
A3	949	0	0.0%	0
		2	16.7%	1,760
2 Bedrooms:				
B1	1,093	2	16.7%	2,186
B2	1,093	0	0.0%	0
B3	1,130	2	16.7%	2,260
		4	33.3%	4,446
3 Bedrooms:				
C1	1,266	2	16.7%	2,532
C2	1,200	0	0.0%	0
		2	16.7%	2,532
TOTAL	908	12		10,898

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

OPEN SPACE CALCULATION

Unit Type	# Units	Ratio	Total
150 sf/unit	4	Studio	600
200 sf/unit	2	1 Bedroom	0
250 sf/unit	4	2 Bedroom	500
300 sf/unit	2	3 Bedroom	600
		Total Required	1,700
		Total Provided	18

PARKING SUMMARY

Unit Type	# Units	Ratio	Total
Studio	4	1.0	4
1-Bedroom	2	1.0	2
2-Bedrooms	4	2.0	8
3-Bedrooms	2	2.0	4
	12		18

PROVIDED PARKING

Garages	0
Puzzle Lift	15
Perpendicular	0
HC	3
Parallel	0
Total	18

UNIT SUMMARY - 1525 TIBURON

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	540	8	30.8%	4,320
S2	613	2	7.7%	1,226
		10	38.5%	5,546
1 Bedroom:				
A1	709	6	23.1%	4,254
A2	880	2	7.7%	1,760
A3	949	0	0.0%	0
		8	30.8%	6,014
2 Bedrooms:				
B1	1,093	2	7.7%	2,186
B2	1,093	2	7.7%	2,186
B3	1,130	0	0.0%	0
		4	15.4%	4,372
3 Bedrooms:				
C1	1,266	2	7.7%	2,532
C2	1,200	2	7.7%	2,400
		4	15.4%	4,932
TOTAL	802	26		20,864

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

OPEN SPACE CALCULATION

Unit Type	# Units	Ratio	Total
150 sf/unit	10	Studio	1,200
200 sf/unit	8	1 Bedroom	1,200
250 sf/unit	4	2 Bedroom	500
300 sf/unit	4	3 Bedroom	600
		Total Required	3,500
		Total Provided	34

PARKING SUMMARY

Unit Type	# Units	Ratio	Total
Studio	10	1.0	10
1-Bedroom	8	1.0	8
2-Bedrooms	4	2.0	8
3-Bedrooms	4	2.0	8
	26		34

PROVIDED PARKING

Garages	0
Puzzle Lift	30
Perpendicular	0
HC	4
Parallel	0
Total	34

OVERALL UNIT SUMMARY

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	540	17	14.2%	9,180
S2	613	6	5.0%	3,678
		23	19.2%	12,858
1 Bedroom:				
A1	709	35	29.2%	24,815
A2	880	16	13.3%	14,080
A3	949	3	2.5%	2,847
		54	45.0%	41,742
2 Bedrooms:				
B1	1,093	28	23.3%	30,604
B2	1,093	2	1.7%	2,186
B3	1,130	2	1.7%	2,260
		32	26.7%	35,050
3 Bedrooms:				
C1	1,266	9	7.5%	11,394
C2	1,200	2	1.7%	2,400
		11	9.2%	13,794
TOTAL	862	120		103,444

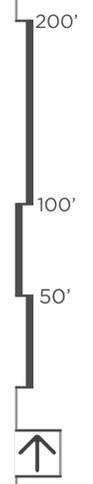
* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.





OVERALL UNIT SUMMARY				
UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	540	17	14.2%	9,180
S2	613	6	5.0%	3,678
		23	19.2%	12,858
1 Bedroom:				
A1	709	35	29.2%	24,815
A2	880	16	13.3%	14,080
A3	949	3	2.5%	2,847
		54	45.0%	41,742
2 Bedrooms:				
B1	1,093	28	23.3%	30,604
B2	1,093	2	1.7%	2,186
B3	1,130	2	1.7%	2,260
		32	26.7%	35,050
3 Bedrooms:				
C1	1,266	9	7.5%	11,394
C2	1,200	2	1.7%	2,400
		11	9.2%	13,794
TOTAL	862	120		103,444

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.



SITE 1 - 4 BEACH RD. SUMMARY

2 LEVEL, TYPE V RESIDENTIAL OVER 1 LEVEL, TYPE I PODIUM

ACRES SF: 71, 638

ACRES: 1.64

DENSITY: 50

UNIT SUMMARY - 4 BEACH

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	540	5	6.1%	2,700
S2	613	4	4.9%	2,452
		9	11.0%	5,152
1 Bedroom:				
A1	709	29	35.4%	20,561
A2	880	12	14.6%	10,560
A3	949	3	3.7%	2,847
		44	53.7%	33,968
2 Bedrooms:				
B1	1,093	24	29.3%	26,232
B2	1,093	0	0.0%	0
B3	1,130	0	0.0%	0
		24	29.3%	26,232
3 Bedrooms:				
C1	1,266	5	6.1%	6,330
C2	1,200	0	0.0%	0
		5	6.1%	6,330
TOTAL	874	82		71,682

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

OPEN SPACE CALCULATION

150 sf/unit	9	Studio	750
200 sf/unit	44	1 Bedroom	5,800
250 sf/unit	24	2 Bedroom	6,000
300 sf/unit	5	3 Bedroom	1,500
		Total Required	14,050
		Total Provided	111

PARKING SUMMARY

Unit Type	# Units	Ratio	Total
Studio	9	1.0	9
1-Bedroom	44	1.0	44
2-Bedrooms	24	2.0	48
3-Bedrooms	5	2.0	10
	82		111

PROVIDED PARKING

Garages	0
Puzzle Lift	107
Perpendicular	0
HC	4
Parallel	0
Total	111



**SITE 1
BEACH 4**



SITE 1 - 4 BEACH RD. SUMMARY

2 LEVEL, TYPE V RESIDENTIAL OVER 1 LEVEL, TYPE I PODIUM

ACRES SF: 71, 638

ACRES: 1.64

DENSITY: 50

UNIT SUMMARY - 4 BEACH

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	540	5	6.1%	2,700
S2	613	4	4.9%	2,452
			9	11.0%
1 Bedroom:				
A1	709	29	35.4%	20,561
A2	880	12	14.6%	10,560
A3	949	3	3.7%	2,847
			44	53.7%
2 Bedrooms:				
B1	1,093	24	29.3%	26,232
B2	1,093	0	0.0%	0
B3	1,130	0	0.0%	0
			24	29.3%
3 Bedrooms:				
C1	1,266	5	6.1%	6,330
C2	1,200	0	0.0%	0
			5	6.1%
TOTAL	874	82	6.1%	71,682

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

OPEN SPACE CALCULATION

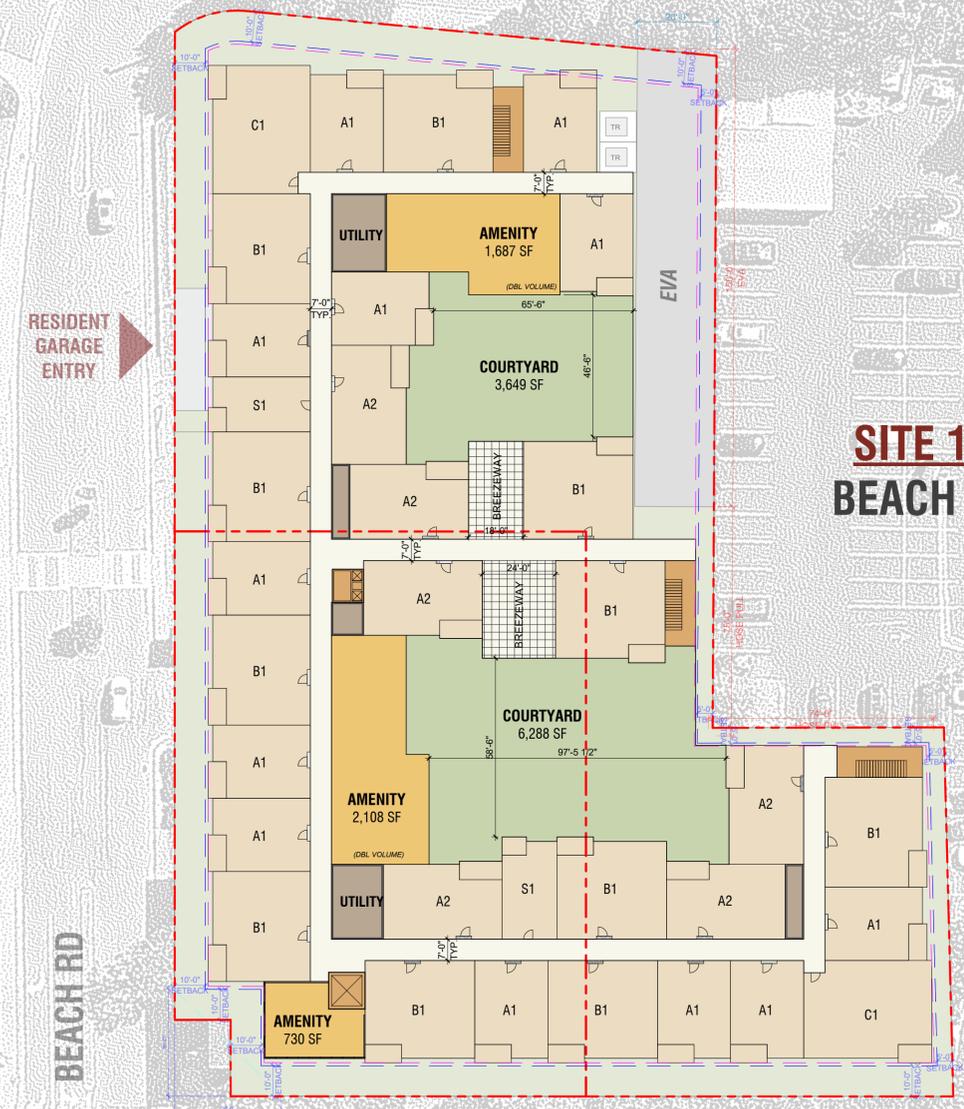
150 sf/unit	9	Studio	750
200 sf/unit	44	1 Bedroom	5,800
250 sf/unit	24	2 Bedroom	6,000
300 sf/unit	5	3 Bedroom	1,500
			Total Required 14,050
			Total Provided

PARKING SUMMARY

Unit Type	# Units	Ratio	Total
Studio	9	1.0	9
1-Bedroom	44	1.0	44
2-Bedrooms	24	2.0	48
3-Bedrooms	5	2.0	10
			82
			111

PROVIDED PARKING

Garages	0
Puzzle Lift	107
Perpendicular	0
HC	4
Parallel	0
Total	111



**SITE 1
BEACH 4**

SITE 1 - 4 BEACH RD. SUMMARY

2 LEVEL, TYPE V RESIDENTIAL OVER 1 LEVEL, TYPE I PODIUM

ACRES SF: 71, 638

ACRES: 1.64

DENSITY: 50

UNIT SUMMARY - 4 BEACH

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	540	5	6.1%	2,700
S2	613	4	4.9%	2,452
			9	5,152
1 Bedroom:				
A1	709	29	35.4%	20,561
A2	880	12	14.6%	10,560
A3	949	3	3.7%	2,847
			44	33,968
2 Bedrooms:				
B1	1,093	24	29.3%	26,232
B2	1,093	0	0.0%	0
B3	1,130	0	0.0%	0
			24	26,232
3 Bedrooms:				
C1	1,266	5	6.1%	6,330
C2	1,200	0	0.0%	0
			5	6,330
TOTAL	874	82	6.1%	71,682

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

OPEN SPACE CALCULATION

150 sf/unit	9	Studio	750
200 sf/unit	44	1 Bedroom	5,800
250 sf/unit	24	2 Bedroom	6,000
300 sf/unit	5	3 Bedroom	1,500
			Total Required 14,050
			Total Provided

PARKING SUMMARY

Unit Type	# Units	Ratio	Total
Studio	9	1.0	9
1-Bedroom	44	1.0	44
2-Bedrooms	24	2.0	48
3-Bedrooms	5	2.0	10
			82
			111

PROVIDED PARKING

Garages	0
Puzzle Lift	107
Perpendicular	0
HC	4
Parallel	0
Total	111



**SITE 1
BEACH 4**



SITE 2 - TIBURON 1600

2 LEVEL, TYPE V RESIDENTIAL OVER 1 LEVEL, TYPE I PODIUM

ACRES SF: 17,145

ACRES: 0.39

DENSITY: 30

UNIT SUMMARY - 1600 TIBURON

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	540	4	33.3%	2,160
S2	613	0	0.0%	0
		4	33.3%	2,160
1 Bedroom:				
A1	709	0	0.0%	0
A2	880	2	16.7%	1,760
A3	949	0	0.0%	0
		2	16.7%	1,760
2 Bedrooms:				
B1	1,093	2	16.7%	2,186
B2	1,093	0	0.0%	0
B3	1,130	2	16.7%	2,260
		4	33.3%	4,446
3 Bedrooms:				
C1	1,266	2	16.7%	2,532
C2	1,200	0	0.0%	0
		2	16.7%	2,532
TOTAL	908	12		10,898

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

OPEN SPACE CALCULATION

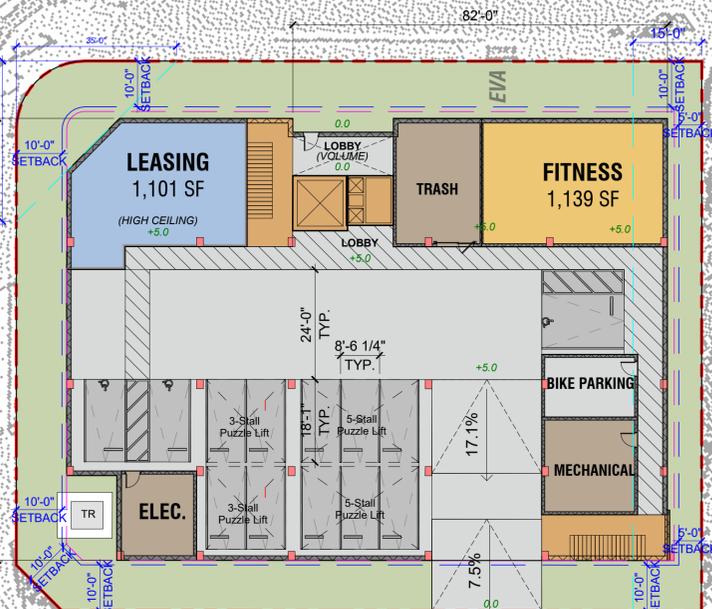
150	sf/unit	4	Studio	600
200	sf/unit	2	1 Bedroom	0
250	sf/unit	4	2 Bedroom	500
300	sf/unit	2	3 Bedroom	600
			Total Required	1,700
			Total Provided	1,700

PARKING SUMMARY

REQUIRED PARKING			
Unit Type	# Units	Ratio	Total
Studio	4	1.0	4
1-Bedroom	2	1.0	2
2-Bedrooms	4	2.0	8
3-Bedrooms	2	2.0	4
			18

PROVIDED PARKING

Garages	0
Puzzle Lift	15
Perpendicular	0
HC	3
Parallel	0
Total	18



SITE 2 TIBURON 1600

SITE 2 - TIBURON 1600

2 LEVEL, TYPE V RESIDENTIAL OVER 1 LEVEL, TYPE I PODIUM

ACRES SF: 17,145

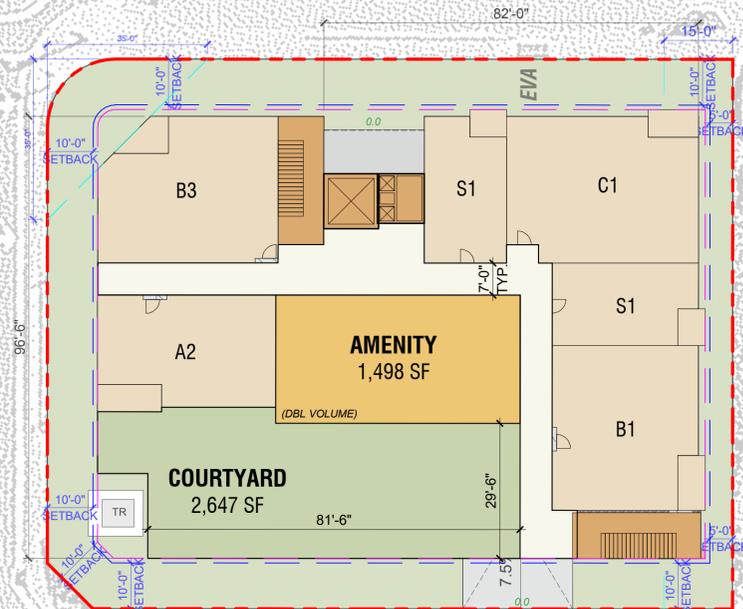
ACRES: 0.39

DENSITY: 30

TIBURON BLVD

BEACH RD

SITE 2 TIBURON 1600



RESIDENT
GARAGE
ENTRY

JUANITA LANE

UNIT SUMMARY - 1600 TIBURON

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	540	4	33.3%	2,160
S2	613	0	0.0%	0
		4	33.3%	2,160
1 Bedroom:				
A1	709	0	0.0%	0
A2	880	2	16.7%	1,760
A3	949	0	0.0%	0
		2	16.7%	1,760
2 Bedrooms:				
B1	1,093	2	16.7%	2,186
B2	1,093	0	0.0%	0
B3	1,130	2	16.7%	2,260
		4	33.3%	4,446
3 Bedrooms:				
C1	1,266	2	16.7%	2,532
C2	1,200	0	0.0%	0
		2	16.7%	2,532
TOTAL	908	12		10,898

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

OPEN SPACE CALCULATION

150	sf/unit	4	Studio	600
200	sf/unit	2	1 Bedroom	0
250	sf/unit	4	2 Bedroom	500
300	sf/unit	2	3 Bedroom	600
			Total Required	1,700
			Total Provided	1,700

PARKING SUMMARY

REQUIRED PARKING			
Unit Type	# Units	Ratio	Total
Studio	4	1.0	4
1-Bedroom	2	1.0	2
2-Bedrooms	4	2.0	8
3-Bedrooms	2	2.0	4
	12		18

PROVIDED PARKING

Garages	0
Puzzle Lift	15
Perpendicular	0
HC	3
Parallel	0
Total	18

SITE 2 - TIBURON 1600

2 LEVEL, TYPE V RESIDENTIAL OVER 1 LEVEL, TYPE I PODIUM

ACRES SF: 17,145

ACRES: 0.39

DENSITY: 30

UNIT SUMMARY - 1600 TIBURON

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	540	4	33.3%	2,160
S2	613	0	0.0%	0
		4	33.3%	2,160
1 Bedroom:				
A1	709	0	0.0%	0
A2	880	2	16.7%	1,760
A3	949	0	0.0%	0
		2	16.7%	1,760
2 Bedrooms:				
B1	1,093	2	16.7%	2,186
B2	1,093	0	0.0%	0
B3	1,130	2	16.7%	2,260
		4	33.3%	4,446
3 Bedrooms:				
C1	1,266	2	16.7%	2,532
C2	1,200	0	0.0%	0
		2	16.7%	2,532
TOTAL	908	12		10,898

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

OPEN SPACE CALCULATION

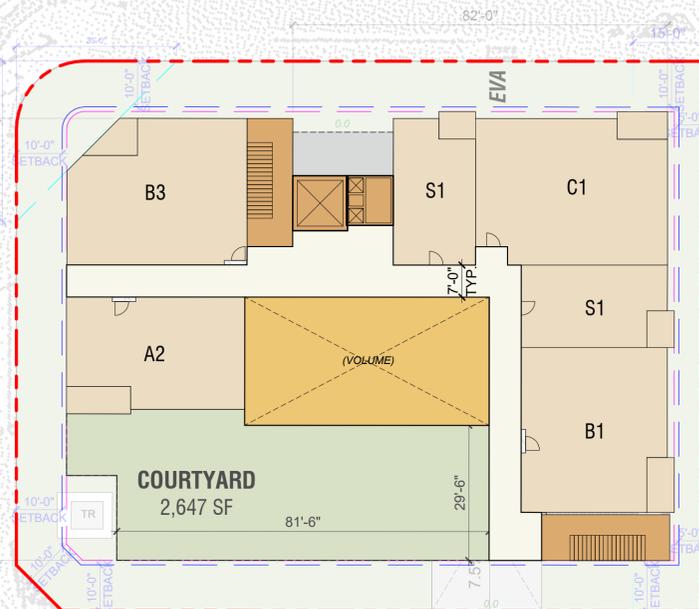
150	sf/unit	4	Studio	600
200	sf/unit	2	1 Bedroom	0
250	sf/unit	4	2 Bedroom	500
300	sf/unit	2	3 Bedroom	600
			Total Required	1,700
			Total Provided	1,700

PARKING SUMMARY

REQUIRED PARKING			
Unit Type	# Units	Ratio	Total
Studio	4	1.0	4
1-Bedroom	2	1.0	2
2-Bedrooms	4	2.0	8
3-Bedrooms	2	2.0	4
	12		18

PROVIDED PARKING

Garages	0
Puzzle Lift	15
Perpendicular	0
HC	3
Parallel	0
Total	18



SITE 2 TIBURON 1600

JUANITA LANE

BEACH RD

TIBURON BLVD

SITE 3 - TIBURON 1525

2 LEVEL, TYPE V RESIDENTIAL OVER 1 LEVEL, TYPE I PODIUM

ACRES SF: 28,362

ACRES: 0.65

DENSITY: 40

UNIT SUMMARY - 1525 TIBURON

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rer
Studio:				
S1	540	8	30.8%	4,320
S2	613	2	7.7%	1,226
		10	38.5%	5546
1 Bedroom:				
A1	709	6	23.1%	4,254
A2	880	2	7.7%	1,760
A3	949	0	0.0%	0
		8	30.8%	6014
2 Bedrooms:				
B1	1,093	2	7.7%	2,186
B2	1,093	2	7.7%	2,186
B3	1,130	0	0.0%	0
		4	15.4%	4372
3 Bedrooms:				
C1	1,266	2	7.7%	2,532
C2	1,200	2	7.7%	2,400
		4	15.4%	4,932
TOTAL	802	26		20,864

* Square footage is taken from centerline of parti walls and outside of exterior v excluding all decks and balconies.

OPEN SPACE CALCULATION

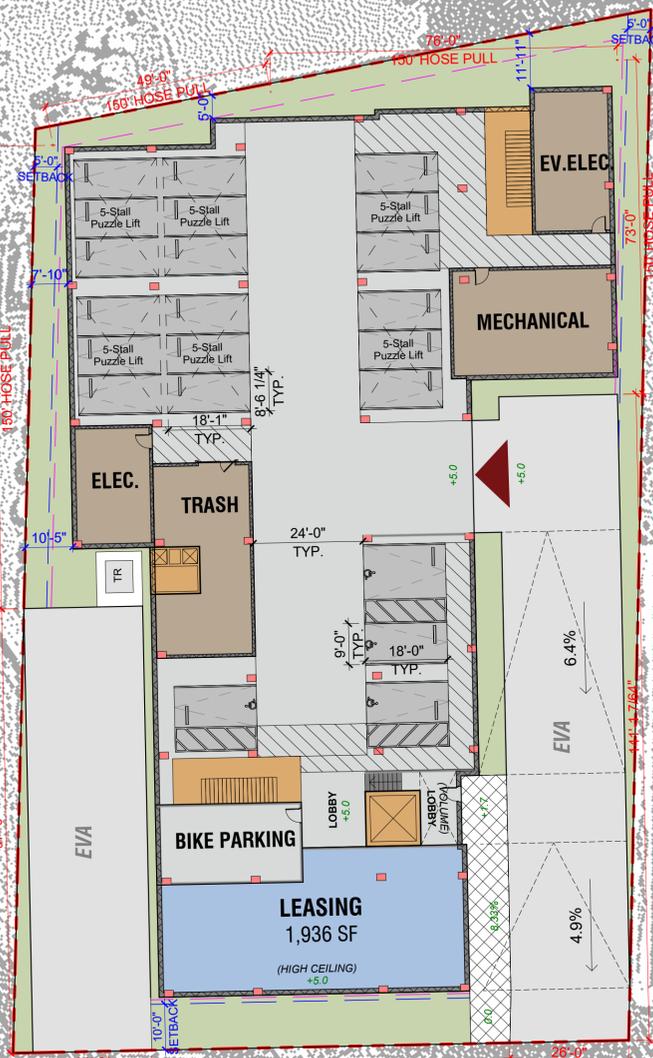
150 sf/unit	10	Studio	1,200
200 sf/unit	8	1 Bedroom	1,200
250 sf/unit	4	2 Bedroom	500
300 sf/unit	4	3 Bedroom	600
		Total Required	3,500
		Total Provided	3,500

PARKING SUMMARY

REQUIRED PARKING			
Unit Type	# Units	Ratio	Total
Studio	10	1.0	10
1-Bedroom	8	1.0	8
2-Bedrooms	4	2.0	8
3-Bedrooms	4	2.0	8
	26		34

PROVIDED PARKING

Garages	0
Puzzle Lift	30
Perpendicular	0
HC	4
Parallel	0
Total	34



SITE 3 TIBURON 1525

SITE 3 - TIBURON 1525

2 LEVEL, TYPE V RESIDENTIAL OVER 1 LEVEL, TYPE I PODIUM

ACRES SF: 28,362

ACRES: 0.65

DENSITY: 40

UNIT SUMMARY - 1525 TIBURON

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rer
Studio:				
S1	540	8	30.8%	4,320
S2	613	2	7.7%	1,226
		10	38.5%	5546
1 Bedroom:				
A1	709	6	23.1%	4,254
A2	880	2	7.7%	1,760
A3	949	0	0.0%	0
		8	30.8%	6014
2 Bedrooms:				
B1	1,093	2	7.7%	2,186
B2	1,093	2	7.7%	2,186
B3	1,130	0	0.0%	0
		4	15.4%	4372
3 Bedrooms:				
C1	1,266	2	7.7%	2,532
C2	1,200	2	7.7%	2,400
		4	15.4%	4,932
TOTAL	802	26		20,864

* Square footage is taken from centerline of parti walls and outside of exterior v excluding all decks and balconies.

OPEN SPACE CALCULATION

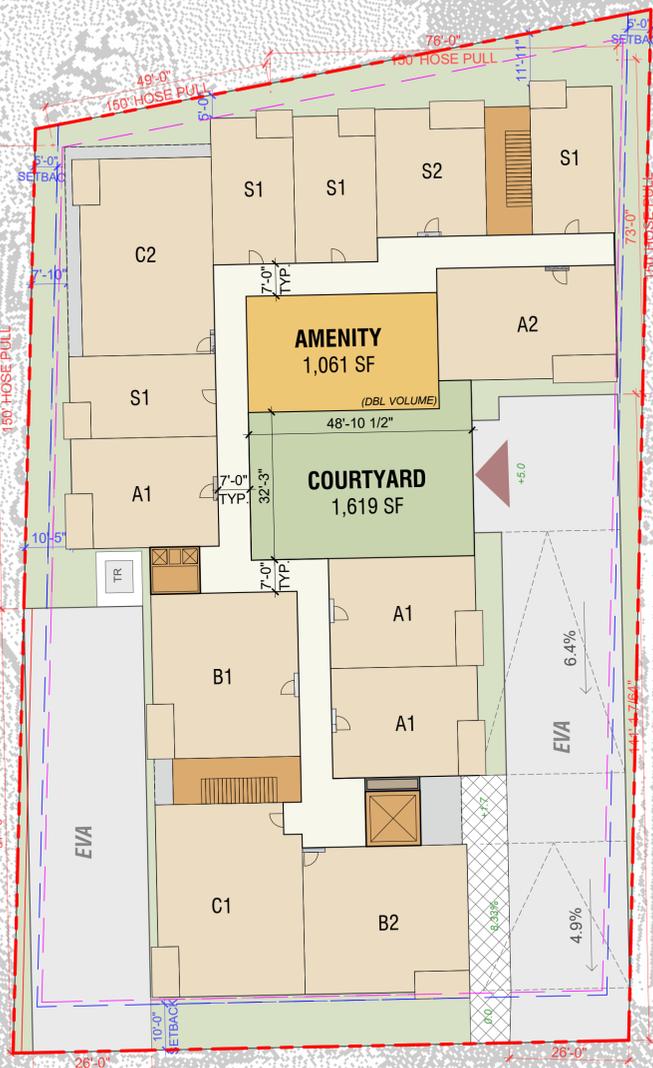
150 sf/unit	10	Studio	1,200
200 sf/unit	8	1 Bedroom	1,200
250 sf/unit	4	2 Bedroom	500
300 sf/unit	4	3 Bedroom	600
		Total Required	3,500
		Total Provided	3,500

PARKING SUMMARY

Unit Type	# Units	Ratio	Total
Studio	10	1.0	10
1-Bedroom	8	1.0	8
2-Bedrooms	4	2.0	8
3-Bedrooms	4	2.0	8
	26		34

PROVIDED PARKING

Garages	0
Puzzle Lift	30
Perpendicular	0
HC	4
Parallel	0
Total	34



SITE 3 TIBURON 1525

TOWN HALL OFFICE

CHASE

TIBURON BLVD

RESIDENT
GARAGE
ENTRY

SITE 3 - TIBURON 1525

2 LEVEL, TYPE V RESIDENTIAL OVER 1 LEVEL, TYPE I PODIUM

ACRES SF: 28,362

ACRES: 0.65

DENSITY: 40

UNIT SUMMARY - 1525 TIBURON

UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rer
Studio:				
S1	540	8	30.8%	4,320
S2	613	2	7.7%	1,226
		10	38.5%	5546
1 Bedroom:				
A1	709	6	23.1%	4,254
A2	880	2	7.7%	1,760
A3	949	0	0.0%	0
		8	30.8%	6014
2 Bedrooms:				
B1	1,093	2	7.7%	2,186
B2	1,093	2	7.7%	2,186
B3	1,130	0	0.0%	0
		4	15.4%	4372
3 Bedrooms:				
C1	1,266	2	7.7%	2,532
C2	1,200	2	7.7%	2,400
		4	15.4%	4,932
TOTAL	802	26		20,864

* Square footage is taken from centerline of parti walls and outside of exterior v excluding all decks and balconies.

OPEN SPACE CALCULATION

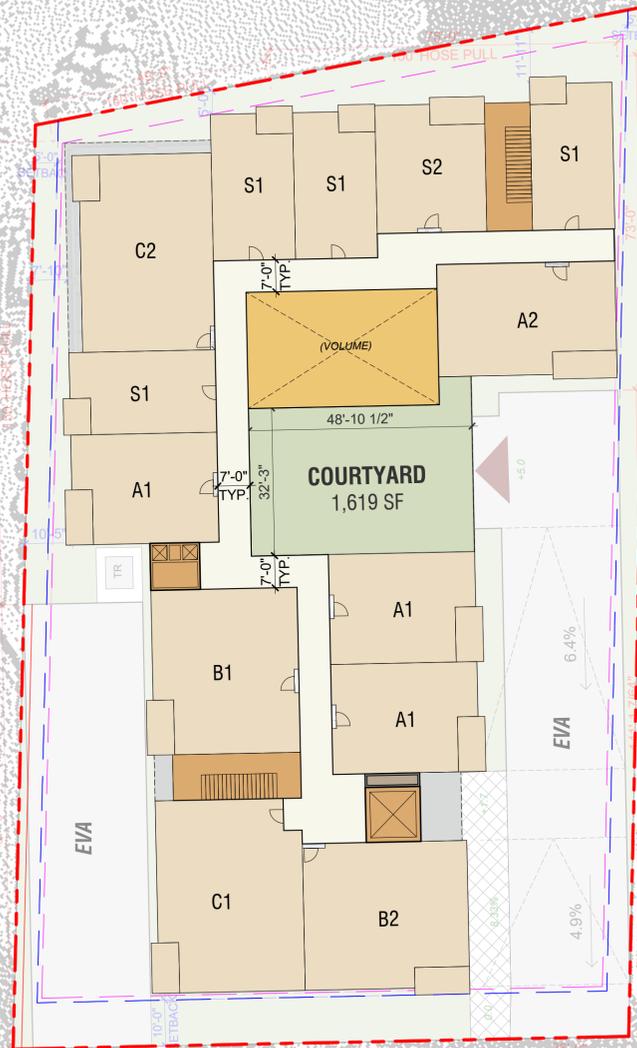
150 sf/unit	10	Studio	1,200
200 sf/unit	8	1 Bedroom	1,200
250 sf/unit	4	2 Bedroom	500
300 sf/unit	4	3 Bedroom	600
		Total Required	3,500
		Total Provided	3,500

PARKING SUMMARY

Unit Type	# Units	Ratio	Total
Studio	10	1.0	10
1-Bedroom	8	1.0	8
2-Bedrooms	4	2.0	8
3-Bedrooms	4	2.0	8
	26		34

PROVIDED PARKING

Garages	0
Puzzle Lift	30
Perpendicular	0
HC	4
Parallel	0
Total	34



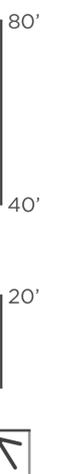
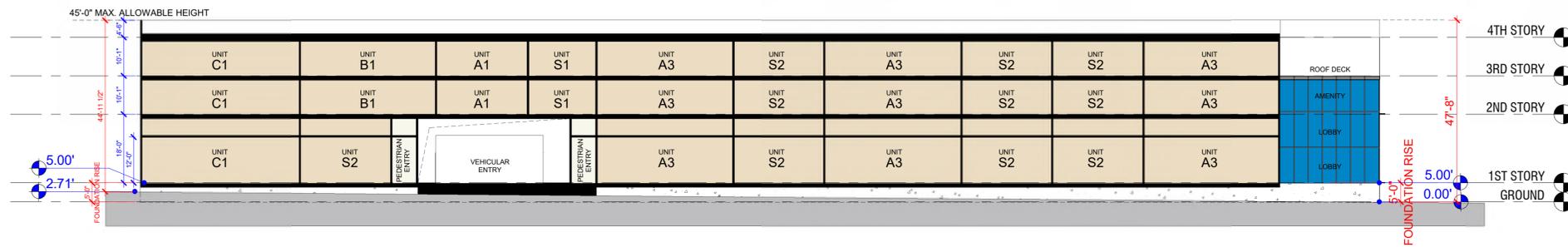
SITE 3 TIBURON 1525

TOWN HALL OFFICE

CHASE

TIBURON BLVD

RESIDENT
GARAGE
ENTRY







FLAOTING / BLOBBY GRAPHICS ARE 3D GOOGLE ELEMENTS FOR CONTEXT PURPOSES



ACV TIBURON
TIBURON, CA
TCA # 2024-085

PLAN & CONCEPT ELEVATION REVIEW
DECEMBER 04, 2024

SITE 1: BEACH 4 - CONCEPT ELEVATION
WEST / FACING BEACH RD



FLAOTING / BLOBBY GRAPHICS ARE 3D GOOGLE ELEMENTS FOR CONTEXT PURPOSES



ACV TIBURON
TIBURON, CA
TCA # 2024-085

PLAN & CONCEPT ELEVATION REVIEW
DECEMBER 04, 2024

SITE 1: BEACH 4 - CONCEPT ELEVATION
WEST / FACING BEACH RD



FLAOTING / BLOBBY GRAPHICS ARE 3D GOOGLE ELEMENTS FOR CONTEXT PURPOSES



ACV TIBURON
TIBURON, CA
TCA # 2024-085

PLAN & CONCEPT ELEVATION REVIEW
DECEMBER 04, 2024

SITE 1: BEACH 4 - CONCEPT ELEVATION
WEST / FACING BEACH RD

