

**ACTION MINUTES #18**

**TIBURON DESIGN REVIEW BOARD  
THURSDAY, OCTOBER 15, 2009  
1505 TIBURON BOULEVARD**

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- A. ROLL CALL:**  
**Present:** Vice-Chair Tollini, Boardmembers Doyle and Kricensky  
**Absent:** Chair Chong and Boardmember Wilson  
**Ex-Officio:** Planning Manager Watrous, Assistant Planner Phillips and Minutes Clerk Rusting
- B. PUBLIC COMMENTS (FOR ITEMS NOT ON THE AGENDA)**
- C. STAFF BRIEFING**
- D. NEW BUSINESS BEFORE THE BOARD**
1. 77 Round Hill Road Weissensee Modifications/Variance **WITHDRAWN**
- E. NEW BUSINESS BEFORE THE BOARD**
2. 1701 Centro West Street Elliott Additions/Variations/Floor Area Exception **APPROVED**
- F. MINUTES OF THE 9/17/09 DESIGN REVIEW BOARD MEETING - APPROVED**
- G. MINUTES OF THE 10/1/09 DESIGN REVIEW BOARD MEETING- APPROVED**
- H. ADJOURNMENT – 7:10 PM**

**MINUTES #18  
TIBURON DESIGN REVIEW BOARD  
MEETING OF OCTOBER 15, 2009**

The meeting was opened at 7:03 p.m. by Vice-Chair Tollini.

**A. ROLL CALL**

**Present:** Vice-Chair Tollini, Boardmembers Doyle and Kricensky  
**Absent:** Chair Chong and Boardmember Wilson  
**Ex-Officio:** Planning Manager Watrous, Assistant Planner Scott Phillips and Minutes Clerk Rusting

**B. PUBLIC COMMENTS - None**

**C. STAFF BRIEFING**

Planner Manager Watrous said there are no items scheduled for the November 5, 2009 meeting and that meeting will likely be cancelled. He thanked Assistant Planner Phillips for his work with the Town of Tiburon and wished him well in his studies at the University of Nevada, Reno.

**D. OLD BUSINESS BEFORE THE BOARD**

**1. 77 ROUND HILL ROAD WEISSENSEE, MODIFICATIONS/VARIANCE - WITHDRAWN**

**E. NEW BUSINESS BEFORE THE BOARD**

**2. 1701 CENTRO WEST STREET ELLIOTT, ADDITIONS/VARIANCES/FLOOR AREA EXCEPTION**

The applicant is requesting Design Review approval for the construction of additions to an existing three-story single-family dwelling on property located at 1701 Centro West Street. An existing exterior deck in front of the main level of the house would be converted into an expansion of the living and dining room and a new deck would be constructed in front of this living space. The existing stairway leading to an entrance at the front of the house would be removed and a new stairway and entrance would be constructed on the west side of the house. An existing lower level storage area beneath the stairway would be replaced with a larger storage area beneath the proposed front deck. Variances are requested for reduced front and side yard setbacks and excess lot coverage, along with a floor area exception.

Erika Elliot, property owner, said she that was available for questions of the Board regarding the project. Vice-Chair Tollini asked what materials would be on the outside of the house, and Ms. Elliot replied that shingle siding would be installed similar to the rest of the house. Ms. Elliot submitted letters of support from neighbors to the Board.

There were no public comments.

Boardmember Doyle thought the project was reasonably well-designed and made good use of the space in a difficult lot.

Boardmember Kricensky agreed with the findings in the staff report and said that the relationship of the entry to the garage would be much better than before. He felt that the project design made a lot of sense, including the usable height for the storage area.

Vice-Chair Tollini agreed, adding that there were good reasons for the variances requested and that the project would maintain the character of the neighborhood. He said that this was a

beautiful home and he was glad to see its charm preserved while also making the home more functional.

**ACTION:** It was M/S (Kricensky/Doyle) that the request for 1701 Centro West Street is exempt from the California Environmental Quality Act and approved the project subject to the attached conditions of approval. Vote: 3-0.

**F. APPROVAL OF MINUTES #16 OF THE 9/17/09 DESIGN REVIEW BOARD MEETING**

**ACTION:** It was M/S (Kricensky/Doyle) to approve the minutes of the September 17, 2009 meeting as written. Vote: 3-0.

**G. APPROVAL OF MINUTES #17 OF THE 10/1/09 DESIGN REVIEW BOARD MEETING**

**ACTION:** It was M/S (Doyle/Kricensky) to approve the minutes of the October 1, 2009 meeting as written. Vote: 3-0.

**H. ADJOURNMENT**

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