



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

Action Minutes - Regular Meeting
Design Review Board
November 18, 2010
7:00 P.M.

ACTION MINUTES #18

TIBURON DESIGN REVIEW BOARD

CALL TO ORDER AND ROLL CALL At 7:00 PM

Present: Chair Tollini, Vice Chairman Kricensky, Boardmembers Chong, Emberson & Weller
Absent: None
Ex-Officio: Planning Manager Watrous and Minutes Clerk Rusting

OLD BUSINESS

1. **680 HAWTHORNE DRIVE:** File No. 709044; Colleen Mahoney, Owner; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling. The applicants propose to construct a 1,072 square foot second story addition to add a larger master bedroom suite, two bedrooms, one bathroom, a laundry room, and a guest suite for the existing dwelling. Four new skylights would be installed. APN: 055-191-18
Withdrawn

NEW BUSINESS

2. **191 BLACKFIELD DRIVE;** File No. 710119; Matthew and Jennifer Powell, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling. The applicants propose to construct a 940 square foot addition to the rear of the house to add a master bedroom suite family room and expand an existing dining room and kitchen. APN: 034-111-02 Approved 5-0
3. **118 LYFORD DRIVE;** File No. 21019; Sam Huang and Cindy Cao, Owners; Site Plan and Architectural Review for construction of a new single-family dwelling, with Variances for reduced side yard setback, excess lot coverage and excess building height. The applicants propose to demolish an existing single-family dwelling on the site and construct a new 4,515 square foot house. The house would extend to within 6 feet of the eastern side property line, which is less than the 15 foot side yard setback required in the RO-2 zone, necessitating a Variance for reduced side yard setback. As the maximum lot coverage in the RO-2 zone is fifteen percent (15.0%), a Variance is required in order to construct addition that would expand the lot coverage on the site to 16.9%. The house would have a maximum height of 32 feet, 6 inches, which is taller than the maximum building height of 30 feet, necessitating a Variance for excess building height. APN: 058-272-07 Approved 5-0

MINUTES

4. Regular Meeting of November 4, 2010 *Approved 5-0*

ADJOURNMENT *At 7:35 PM*