



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

Action Minutes - Regular Meeting
Design Review Board
May 19, 2011
7:00 P.M.

ACTION MINUTES #8 TIBURON DESIGN REVIEW BOARD

CALL TO ORDER AND ROLL CALL *At 7:00 PM*

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

OLD BUSINESS

1. **65 REED RANCH ROAD:** File No. 711011; James Parsons & Andrea Hong, Owners; Site Plan and Architectural Review for construction of an addition to an existing single-family dwelling. The applicants propose to demolish an existing detached garage and construct a new 1,436 square foot, two-story addition including a new three-car garage, a workshop, guest bedroom and a train hobby room. APN 038-301-35. *Approved 5-0*

PUBLIC HEARINGS AND NEW BUSINESS

2. **19 APOLLO ROAD:** File No. 21105; Michael and Catherine Soper, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with a Variance for excess lot coverage. The applicant proposes to construct additions to add a family room to the rear of the house and expand the garage to the front of the house to accommodate a new laundry room. The additions would increase the lot coverage on the site to 33.1%, which would be greater than the 30.0% maximum lot coverage allowed in the R-1 zone. Assessor's Parcel No. 034-262-22. *Approved 5-0*
3. **110 LYFORD DRIVE:** File No. 711046; Elizabeth and Brian Wilhelm, Owners; Site Plan and Architectural Review for construction of an addition to an existing single-family dwelling. The applicant proposes to convert 600 square feet of existing garage space and remodel 405 square feet of existing garage/storage area on the lower level of the house, into two bedrooms, one bathroom and a playroom. Assessor's Parcel No. 058-232-04. *Approved 5-0*

DISCUSSION ITEM

4. STUDY SESSION ON VARIANCES AND FINDINGS *Discussion held; direction given to Staff*

MINUTES

5. Regular Meeting of May 5, 2011 *Approved 5-0*

ADJOURNMENT *At 8:30 PM*