



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

Action Minutes - Regular Meeting
Design Review Board
June 16, 2011
7:00 P.M.

ACTION MINUTES #10 TIBURON DESIGN REVIEW BOARD

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

Present: Chair Tollini, Boardmembers Chong and Emberson
Absent: Vice Chairman Kricensky and Boardmember Weller
Ex-Officio: Planning Manager Watrous, Associate Planner Tyler and Minutes Clerk Rusting

PUBLIC HEARINGS AND NEW BUSINESS

1. **2210 MAR EAST STREET:** File No. 711049; Stephen Brown, Owner; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with a Floor Area Exception. The applicant proposes to add a new living room, dining room, kitchen and entry to the existing house. The project would add 675 square feet of floor area, bringing the floor area of the house to 3,416 square feet, which is greater than the 2,881 square foot floor area ratio for this lot. Assessor's Parcel No. 059-181-81. *Approved 3-0*
2. **160 SOLANO STREET:** File No. 711054; Stephen Stroub, Owner; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling condominium unit, with a Floor Area Exception. The applicant proposes to convert an existing basement level into a one-car garage and a laundry and storage room. Existing space on the second level of the house would be expanded and reconfigured, with a bedroom and bathroom on this level. The project would add 504 square feet of floor area to the house, bringing the combined floor area for the subject resident and the adjacent condominium dwelling unit at 162 Solano Street to 3,314 square feet of living space and 926 square feet of garage space, which would be greater than the 3,142 square feet of living space and 600 square feet of garage space allowed for the combined area of the site. Assessor's Parcel No. 059-142-18. *Approved 3-0*
3. **151 LELAND WAY:** File No. 21109; Steven and Nicole Klopukh, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with a Variance for excess lot coverage. The applicants propose to construct a 371 square foot addition to the rear of the house for a new study and an expanded great room. The project would result in lot coverage of 34.2%, which is greater than the 30.0% maximum lot coverage permitted in the R-1-BA zone. Assessor's Parcel No. 034-121-10. *Continued to 7/7/11*

MINUTES

3. Regular Meeting of June 2, 2011 *Approved 3-0*

ADJOURNMENT *At 8:50 PM*