



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

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

ACTION MINUTES #11 TIBURON DESIGN REVIEW BOARD

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

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

ELECTION OF CHAIR AND VICE-CHAIR

Kricensky elected Chair; Emberson elected Vice-Chair

OLD BUSINESS

1. **1915 STRAITS VIEW DRIVE:** File No. 21101; John Jiang & Ning Lang, Owners; Site Plan and Architectural Review for construction of a new single-family dwelling, with a Variance for excess lot coverage. The applicants propose to construct a 4,099 square foot house with a 3,612 square foot basement, along with an attached two-car garage, swimming pool, spa and new retaining walls and landscaping. The proposed lot coverage of 4,151 square feet (19.1%) would be greater than the 15.0% maximum lot coverage permitted in the RO-2 zone. APN 038-301-35 **Continued to 7/21/11**
2. **1599 TIBURON BOULEVARD:** File No. 711041; Zelinsky Properties LLC, Owners; Armstrong Development Properties LLC, Applicant; Site Plan and Architectural Review for construction of exterior alterations to an existing commercial building. The applicant proposes changes to a commercial building to establish a drug store and pharmacy, with a future retail tenant. Exterior changes include a new drive-through pharmacy and canopy, parking lot modifications, two new walls, landscaping, light and storefront changes. Assessor's Parcel Nos. 058-171-88 & 89. **Approved 4-0**
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. **Approved 4-0**

MINUTES

4. Regular Meeting of June 16, 2011 **Approved 3-0**

ADJOURNMENT **At 7:50 PM**