Town of Tiburon

STAFF REPORT

AGENDA ITEM ___D-1

TO: **DESIGN REVIEW BOARD**

FROM: **BRIAN LYNCH, ASSOCIATE PLANNER**

SUBJECT: **2310 SPANISH TRAIL**
ADOPTION OF RESOLUTION PARTIALLY GRANTING THE APPEAL OF A STAFF-LEVEL DECISION.

MEETING DATE: **APRIL 15, 2004** _____

BACKGROUND

On April 1, 2004, the Town Council held a duly-noticed public hearing on an appeal filed by Jerome Bernal of 2310 Spanish Trail regarding a Staff-level decision to partially approve a Site Plan and Architectural Review permit for the construction of a fence and two trellises. During the public hearing, the Design Review Board heard public testimony, reviewed Planning Division Staff's interpretation of the application, and reviewed the administrative record in its entirety. The Board voted 5-0 to direct staff to prepare a resolution partially granting the appeal.

The Board determined that as long as the height of the "as-built" fence does not exceed six (6) feet, the fence is appropriate for its location, and the design of the fence is consistent with other fences in the vicinity. The Board determined that the trellis proposed to be located above the parking area on the property is also appropriate for the site.

In addition, the Board determined that proposed pedestrian entryway trellis would not be consistent with other improvements in the vicinity, would not conform to the Guiding Principles of Design Review, and would be detrimental to the public welfare or injurious to other properties in the vicinity.

RECOMMENDATION

It is recommended that the Board adopt the attached resolution partially granting the appeal.

EXHIBIT

1. Draft resolution.