



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

Regular Meeting
Design Review Board
May 20, 2010
7:00 P.M.

AGENDA TIBURON DESIGN REVIEW BOARD

CALL TO ORDER AND ROLL CALL

Chairman Chong, Vice Chairman Tollini, Boardmembers Kricensky & Weller

ORAL COMMUNICATIONS

Persons wishing to address the Design Review Board on any subject not on the agenda may do so under this portion of the agenda. Please note that the Design Review Board is not able to undertake extended discussion, or take action on, items that do not appear on this agenda. Matters requiring action will be referred to Town Staff for consideration and/or placed on a future Design Review Board agenda. Please limit your comments to no more than three (3) minutes. Any communications regarding an item not on the agenda will not be considered part of the administrative record for that item.

STAFF BRIEFING (if any)

OLD BUSINESS

1. **1490 VISTAZO WEST STREET:** File No. 21003; Danuta Shadduck, Owner; Site Plan and Architectural Review for construction of a new single-family dwelling, with variances for reduced side yard setback and excess building height. The new structure would have a reduced side yard setback of 3 feet, 2 inches in lieu of the minimum 8 feet, and would have a building height of 37 feet, 9 1/8 inches in lieu of the maximum 30 feet. APN: 058-223-14 [LT]
CONTINUED TO JUNE 3, 2010

NEW BUSINESS

2. **10 TOWER POINT LANE:** File No. 21001; Jim and Linnea Gerber, Owner; Site Plan and Architectural Review for construction of an addition to an existing single-family dwelling with a variance for reduced front yard setback. The applicant proposes to construct an addition above an existing carport. As the existing carport is currently located within the front yard setback, the addition would be located with the same reduced setback of two feet, six inches (2'6"). APN: 059-122-40 [LT]
3. **2028 PARADISE DRIVE:** File No. 21005; Anthony and Patricia Guzzardo, Owner; Site Plan and Architectural Review for construction of an elevator addition and a deck/landing area to an existing garage, with variances for excess lot coverage and excess building height. The proposed deck, landing and elevator addition would result in increased lot coverage of 3,673.4 (47.3%) which exceeds the maximum permitted lot coverage in the R-2 zoning district (35.0%). The elevator addition would increase the height of the structure from twenty-six feet (26') to thirty-five feet, two inches (35'2"), which exceeds the maximum building height of thirty feet (30') in any zone. APN: 059-172-42 [LT]



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4. **2351 SPANISH TRAIL:** File No. 21006; Derek and Nancy Parker, Owner; Site Plan and Architectural Review for construction of a deck extension with a variance for reduced side yard setback. The applicant proposes to expand an existing deck further into the right side yard setback, resulting in a reduced setback of ten feet six inches (10' 6"). APN: 059-091-52 [LT]

MINUTES

4. Regular Meeting of May 6, 2010

ADJOURNMENT

GENERAL PUBLIC INFORMATION

ASSISTANCE FOR PEOPLE WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division Secretary at (415) 435-7390. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

AVAILABILITY OF INFORMATION

Copies of Design Review Board Agendas, Staff Reports, project files and other supporting data are available for viewing and inspection at Town Hall during business hours. Agendas and Staff Reports are also available at the Belvedere-Tiburon Public Library and on the Town of Tiburon website (www.ci.tiburon.ca.us) after 5:00 PM on the Friday prior to the regularly scheduled meeting.

Any documents produced by the Town and distributed to a majority of the Design Review Board regarding any item on this agenda, including agenda-related documents produced by the Town after distribution of the agenda packet at least 72 hours in advance of the Board meeting, will be available for public inspection at Town Hall, 1505 Tiburon Boulevard, Tiburon, CA 94920.

Upon request, the Town will provide written agenda materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services, to enable individuals with disabilities to participate in public meetings. Please deliver or cause to be delivered a written request (including your name, mailing address, phone number and brief description of the requested materials and preferred alternative format or auxiliary aid or service) at least five (5) days before the meeting to the Planning Division Secretary at the above address.

PUBLIC HEARING ITEMS AND BUSINESS ITEMS

Public Hearing items and Business items provide the general public and interested parties an opportunity to speak regarding items that typically involve an action or decision made by the Board. If you challenge any decision in court, you may be limited to raising only those issues you or someone else raised at the meeting, or in written correspondence delivered to the Board at, or prior to, the meeting.

GENERAL PROCEDURE ON ITEMS AND TIME LIMIT GUIDELINES FOR SPEAKERS

The Design Review Board's general procedure on items and time limit guidelines for speakers are:

- ❖ Staff Update on Item (if any)
- ❖ Applicant Presentation – 5 to 20 minutes
- ❖ Design Review Board questions of staff and/or applicant
- ❖ Public Testimony (depending on the number of speakers) – 3 to 5 minutes for each speaker; members of the audience may not allocate their testimony time to other speakers
- ❖ Applicant may respond to public comments – 3 minutes
- ❖ Design Review Board closes the public testimony period, deliberates and votes (as warranted)
- ❖ Time limits and procedures may be modified in the reasonable discretion of the Chairman

Interested members of the public may address the Design Review Board on any item on the agenda.

ORDER AND TIMING OF ITEMS

No set times are assigned to items appearing on the Design Review Board agenda. While the Design Review Board attempts to hear all items in order as stated on the agenda, it reserves the right to take items out of order without notice.

NOTE: ALL DESIGN REVIEW BOARD MEETINGS ARE AUDIO RECORDED