



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

Regular Meeting
Design Review Board
July 1, 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. **1801 MAR WEST STREET:** File No. 710026; Ron Sires, Owner; Site Plan and Architectural Review for construction of a new single-family dwelling with a floor area exception. The applicant proposes to demolish the existing dwelling and reconstruct a new dwelling, as well as remodel the existing detached garage and guest house. The proposed floor area is 3,825 square feet, which would exceed the floor area ratio of 3,084.5 square feet for this property by 740.5 square feet. APN 059-061-21 [LT]

NEW BUSINESS

2. **11 RACCOON LANE:** File No. 21006; Desmond King and Georgeann Economy, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling with a variance for reduced front yard setback and a floor area exception. The applicants propose to construct a 63 square foot addition that would create a new bathroom, closet and storage area on the lower floor of the house. The additions would extend to the front property line, in lieu of the minimum 15 foot front yard setback for this property. The proposed floor area is 2,832 square feet, which would exceed the floor area ratio of 2,081 square feet for this property by 751 square feet. APN 059-052-13 [LT]



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3. **55 UPPER NORTH TERRACE:** File No. 21011; Sara and Fergus Coakley, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling, with variances for reduced front yard setback and excess lot coverage. The applicants propose to construct a 307 square foot addition to expand the existing dining room and kitchen of the house. The additions would extend to within 11 feet, 11 inches of the front property line in lieu of the minimum 30 foot front yard setback for this property. The additions would cover 24.9% of the site, in lieu of the maximum 15.0% lot coverage for this property. APN: 034-304-03 [LT]
4. **685 HAWTHORNE DRIVE:** File No. 21012; Lorena Franco, Owner; Site Plan and Architectural Review for construction of an addition to an existing single-family dwelling, with a variance for excess lot coverage. The applicants propose to construct 395 square feet of additions to add a music room, family room and entry to the existing dwelling. Five new skylights would be installed. The additions would cover 34.6% of the site, in lieu of the maximum 30.0% lot coverage for this property. APN: 055-191-03 [DW]
5. **2312 SPANISH TRAIL:** File No. 710021; Bill and Joy Norris, Owners; Site Plan and Architectural Review for construction of a detached two-family dwelling, with a detached two-family exception. The applicants propose to construct a 1,180 square foot detached dwelling below the existing house on the site. APN: 059-201-32 [DW] **CONTINUED TO JULY 15, 2010**

MINUTES

6. Regular Meeting of June 17, 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