



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

Regular Meeting  
Design Review Board  
August 5, 2010  
7:00 P.M.

## AGENDA TIBURON DESIGN REVIEW BOARD

### CALL TO ORDER AND ROLL CALL

Chairman Chong, Vice Chairman Tollini, Boardmembers Emberson, 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)

### ELECTION OF CHAIR AND VICE-CHAIR

### CONSENT CALENDAR

1. **215 BLACKFIELD DRIVE:** File No. 51003; Congregation Kol Shofar, Owner; Sign Permit to install an illuminated directional sign on top of an existing monument sign. The 1.3 square foot wooden sign with the word "enter" and a directional arrow would be placed on top of an existing 18.75 square foot monument sign indicating the presence of the Congregation Kol Shofar synagogue on the property. A ground-mounted light fixture would face upward to illuminate the face of the proposed sign. APN 038-351-34 [DW]

### 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]

3. **55 MT. TIBURON ROAD:** File No. 710062; Zach and Annette Faidi, Owners; Walter and Betsy Menzel, Appellants; Appeal of Planning Staff's decision to approve a Site Plan and Architectural Review application for construction of a six foot high (6') deer fence. On June 17, 2010 the Planning Division approved an application for construction of a small retaining wall, a six foot high (6') perimeter deer fence and a vehicle entry gate. The adjacent neighbor has now appealed this decision to the Design Review Board. APN 058-252-14 [LT]
4. **139 LELAND WAY:** File No. 21014; Jeffrey and Kate Ratto, 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 add onto an existing residence but demolish more than 50% of the existing floor area. A great room and master bedroom suite would be added to the front and existing bedrooms and a garage would be extended toward the front. The roofline would be raised to a maximum height of 17 feet, 6 inches. The additions would increase the lot coverage on the site to 43.6%, in lieu of the maximum 30.0% lot coverage for this property. APN 034-121-12 [DW]

#### MINUTES

5. Regular Meeting of July 15, 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](http://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*