



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

Regular Meeting
Design Review Board
November 18, 2010
7:00 P.M.

AGENDA TIBURON DESIGN REVIEW BOARD

CALL TO ORDER AND ROLL CALL

Chairman Tollini, Vice Chairman Kricensky, Boardmembers Chong, Emberson & 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. **680 HAWTHORNE DRIVE:** File No. 709044; Colleen Mahoney, Owner; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling. The applicants propose to construct a 1,072 square foot second story addition to add a larger master bedroom suite, two bedrooms, one bathroom, a laundry room, and a guest suite for the existing dwelling. Four new skylights would be installed. APN: 055-191-18 [LT]

NEW BUSINESS

2. **191 BLACKFIELD DRIVE;** File No. 710119; Matthew and Jennifer Powell, Owners; Site Plan and Architectural Review for construction of additions to an existing single-family dwelling. The applicants propose to construct a 940 square foot addition to the rear of the house to add a master bedroom suite family room and expand an existing dining room and kitchen. APN: 034-111-02 [DW]

3. **118 LYFORD DRIVE;** File No. 21019; Sam Huang and Cindy Cao, Owners; Site Plan and Architectural Review for construction of a new single-family dwelling, with Variances for reduced side yard setback, excess lot coverage and excess building height. The applicants propose to demolish an existing single-family dwelling on the site and construct a new 4,515 square foot house. The house would extend to within 6 feet of the eastern side property line, which is less than the 15 foot side yard setback required in the RO-2 zone, necessitating a Variance for reduced side yard setback. As the maximum lot coverage in the RO-2 zone is fifteen percent (15.0%), a Variance is required in order to construct addition that would expand the lot coverage on the site to 16.9%. The house would have a maximum height of 32 feet, 6 inches, which is taller than the maximum building height of 30 feet, necessitating a Variance for excess building height. APN: 058-272-07 [DW]

MINUTES

4. Regular Meeting of November 4, 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