



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

Regular Meeting
Tiburon Town Council
April 18, 2007
7:30 p.m.

AGENDA

TIBURON TOWN COUNCIL

CLOSED SESSION

CALL TO ORDER AND ROLL CALL

Councilmember Fredericks, Councilmember Berger, Councilmember Smith, Vice Mayor Slavitz, Mayor Gram

CLOSED SESSION ANNOUNCEMENT

ORAL COMMUNICATIONS

Persons wishing to address the Town Council on subjects not on the agenda may do so at this time. Please note however, that the Town Council is not able to undertake extended discussion or action on items not on the agenda. Matters requiring action will be referred to the appropriate Commission, Board, Committee or staff for consideration or placed on a future Town Council meeting agenda. Please limit your comments to three (3) minutes.

CONSENT CALENDAR

All items on the Consent Calendar may be approved by one motion of the Town Council unless a request is made by a member of the Town council, public or staff to remove an item for separate discussion and consideration. If you wish to speak on a Consent Calendar item, please seek recognition by the Mayor and do so at this time.

1. **Building Permit Fee Waiver** – Grant of request from Hilarita-Tiburon Ecumenical Association Board of Directors for Waiver of Building Permit Fee to construct a Maintenance Workshop at 100 Ned's Way (Town Clerk/Director of Community Development)
2. **Marin County Grand Jury Report** – Authorization of Town Response to Grand Jury Report on Hogtieing (Town Attorney)
3. **Appeal of Action by Building Official** – Resolution Memorializing the Denial of an Appeal by Abraham Valentino of the Building Official's Imposition of Building Permit Time Extension Charges for a project at 121 Sugarloaf Drive; AP No. 058-313-03 (Community Development Department)

ACTION ITEMS

PUBLIC HEARINGS

1. **Proposed Amendments to Chapter 16 of Town Code (Zoning)** – Consider Introduction and First Reading of Ordinance Amending Zoning Code – *continued from April 4, 2007* (Planning Manager)
 - Amendments to floor area ratio limit, lot coverage and building height requirements in the NC (Neighborhood Commercial) and VC (Village Commercial) zones to achieve consistency with the Downtown Element of the Tiburon General Plan
 - Amendment to building height measurement method regulations to clarify how building heights are measured
 - Amendment to Site Plan and Architectural Review requirements for skylights and re-roofs
 - Amendments to the definition of “basement”
2. **Amendments to Hillside Guidelines** – Consider Adoption of Resolution Amending Hillside Guidelines to Address the Concept of “Borrowed Views” – *continued from April 4, 2007* (Planning Manager)
3. **Appeals of Design Review Board Approval of 2135 Vistazo East** – Hear Appeals of Design Review Board Decision to conditionally approve a new Single-Family Dwelling with variances for reduced front yard setback, reduced side yard setback, and excess lot coverage (Associate Planner)

Applicants: Joe and Kate Quirk
Appellants: 1) Catherine Halpern; 2) Fani Hansen & Angela Danadjieva
Address: 2135 Vistazo East Street
AP No. 059-082-08

TOWN COUNCIL REPORTS

TOWN MANAGER'S REPORT

WEEKLY DIGESTS

- Town Council Weekly Digest – April 6, 2007
- Town Council Weekly Digest – April 13, 2007

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 Town Clerk at (415) 435-7377. 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 all agenda reports and supporting data are available for viewing and inspection at Town Hall and at the Belvedere-Tiburon Library located adjacent to Town Hall. Agendas and minutes are posted on the Town's website, www.ci.tiburon.ca.us.

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 send 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 5 days before the meeting. Requests should be sent to the Office of the Town Clerk at the above address.

PUBLIC HEARINGS

Public Hearings provide the general public and interested parties an opportunity to provide testimony on these items. If you challenge any proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing(s) described later in this agenda, or in written correspondence delivered to the Town Council at, or prior to, the Public Hearing(s).

TIMING OF ITEMS ON AGENDA

While the Town Council attempts to hear all items in order as stated on the agenda, it reserves the right to take items out of order. No set times are assigned to items appearing on the Town Council agenda.