

**TOWN OF TIBURON
NOTICE OF PUBLIC HEARING**



Wednesday, December 15, 2021 at 5:00 P.M.
Teleconference Regular Meeting

Notice is hereby given that the Tiburon Town Council will hold a public hearing on Wednesday, December 15, 2021 at 5:00 p.m. to consider Town-initiated amendments, as recommended by Planning Commission on October 27, 2021, to the existing Tiburon Municipal Code, Title IV, Chapter 16 (Zoning) section regarding lot coverage requirement and associated development standards. Proposed text amendments include:

- Maximum lot coverage requirement. In R-1 and R-1-B zones, maximum lot coverage requirement would change from 30% to equal the maximum Gross Floor Area for one-story developments. Two-story or multi-story development would continue to have a maximum lot coverage of 30%
- Gross floor area exemption for garage and carport. In R-1 and R-1-B zones, the floor area exemption applicable to garage or carport on lots that are less than 7,500 square feet in size would change from '600 square feet' to '450 square feet.'
- Guiding Principles for Site Plan and Architectural Review applications. TMC § 16-52.020(H)(3) would be refined to provide clear review guidelines for two-story developments in neighborhoods consisting primarily of one-story homes.

**The public hearing will be held as a teleconference on Wednesday, December 15, 2021.
The meeting will begin at 5:00 P.M.**

Consistent with Government Code section 54953(e), the Town Council meeting will not be physically open to the public and all Council Members will be teleconferencing into the meeting. To maximize public safety while still maintaining transparency and public access, members of the public can access the meeting by following the meeting live at a video link or conference call number that will be provided on the agenda in advance of the meeting.

The draft ordinance will be available for review on the Town of Tiburon website at www.townoftiburon.org prior to the Town Council meeting. A copy of the drafted ordinance will be available for review in the Community Development Department. Written comments are welcome and must be received by the Planning Division on or before the Monday prior to the meeting date. Questions should be directed to Dina Tasini, Director of Community Development at dtasini@townoftiburon.org. Contact Dina Tasini, Director of Community Development, at (415) 435-7373 for more information.

Public comment is invited. If you cannot attend the meeting, you may send a letter to the Town Council at 1505 Tiburon Boulevard, Tiburon CA 94920 or email your comments to the Town Clerk at lstefani@townoftiburon.org.

NOTICE OF LIMITATION ON LEGAL CHALLENGES

Pursuant to Section 65009 of the California Government Code, please be advised that if you challenge the Town's action on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Town at, or prior to, the public hearing.

TO BE PUBLISHED IN THE ARK ON 12/1/2021