



NOTICE OF PUBLIC HEARING

Tiburon Design Review Board
Thursday, December 15, 2022, at 6:00 P.M.
Teleconference Meeting

NOTICE IS HEREBY GIVEN that the Design Review Board of the Town of Tiburon will hold a public meeting to consider, among others, the request of:

699 Hilary Drive; Assessor's Parcel No. 055-211-02; File No. DR2022-084/VAR2022-022/VAR2022-023/VAR2022-027; Consideration of Site Plan and Architectural Review for construction of an approximately 389 square foot addition to the existing single-family home and construction of an approximately 475 square foot new excavated attached garage, along with three Variance requests for (1) reduced rear setback to allow addition to be located 11'-7" and 13'- 6" from the rear property line, when a minimum rear setback of 17' is required; (2) reduced side setback to allow addition to be located 6'-7" from the side property line, when a minimum side setback of 8' is required; and (3) excess lot coverage of 33.3% when a maximum of 30% is allowed. The project will include approximately 2,474 square feet of gross floor area and cover approximately 2,449 square feet (33.3%) of the lot. The property is zoned as R-1.

Consistent with Government Code section 54953(e), the Design Review Board meeting will not be physically open to the public and all Board 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 each meeting.

Information on the application is available for review electronically at the Tiburon Community Development Department, Tiburon Town Hall, 1505 Tiburon Boulevard, Tiburon, CA 94920 by scheduling an appointment at 415-435-7390 and/or on the Tiburon Community Development Department's website at <http://www.townoftiburon.org/357/Projects-Under-Review>. 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 Christy Fong, Senior Planner, at 415-435-7397 or at cfong@townoftiburon.org.

Public comment is invited. If you cannot attend the meetings, you may send a letter to the Planning Division at 1505 Tiburon Boulevard, Tiburon CA 94920 or email your comments to the Kris Bernard at kbernard@townoftiburon.org.

IF YOU CHALLENGE IN COURT ANY MATTER DESCRIBED ABOVE, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES RAISED AT THE PUBLIC MEETING, DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE DELIVERED AT, OR PRIOR TO, THE ABOVE REFERENCED PUBLIC MEETING (Government Code Section 65009 (b) (2).)

TO BE PUBLISHED IN THE ARK ON WEDNESDAY, November 30, 2022