



**TOWN OF TIBURON
NOTICE OF PUBLIC HEARING**

**Tiburon Town Council
Wednesday, September 3, 6:30 p.m.
Town Council Chambers, 1505 Tiburon Boulevard Tiburon, CA 94920**

NOTICE IS HEREBY GIVEN that the Tiburon Town Council will hold a public hearing to consider an appeal from the property owners of 12 Southridge East Road of the Design Review Board's decision to conditionally approve Site Plan and Architectural Review and variance requests for a project located 14 Southridge East Road (File Nos. DR2024-090, VAR2024-029, VAR2024-030, and VAR2024-031) for the construction of approximately 661 square feet of new floor area, new decks, retaining walls, fencing, exterior lighting, a koi pond, landscaping, and grading over 50 cubic yards. The variance requests approved include 1) a reduced south side yard setback of 13 feet 6 inches where 15 feet is required, 2) an increased deck side yard projection of 10 feet where 3 feet is the maximum projection allowed, resulting in a reduced deck side yard setback of 6 feet where 12 feet is required and 3) for an additional 252 square feet (1.7% increase) of lot coverage for a total of 25.7% where 24% currently exists and 15% is the maximum permitted. Property located at 14 Southridge East Road. Assessor's Parcel No. 034-243-08.

Information on the application and the appeal is available for review in 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/520/Projects-Under-Review>. Questions should be emailed to Savannah Van Akin, Associate Planner, at svanakin@townoftiburon.org.

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 Town Clerk Lea Dilena at ldilena@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 decision on this application 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 MARIN IJ ON AUGUST 22, 2025