



**TOWN OF TIBURON
PLANNING COMMISSION
1505 Tiburon Boulevard
Tiburon, CA 94920
Regular Meeting
December 8, 2004 – 7:30 PM**

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 Department 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 all Planning Commission Agendas, Staff 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 Staff Reports are also available on the Tiburon website (www.tiburon.org/government) after 5:00 PM on the Friday prior to the regularly scheduled meeting.

PUBLIC HEARINGS

Public Hearings provide the general public and interested parties an opportunity to provide testimony on agenda 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 Planning Commission at, or prior to, the Public Hearing(s).

TIMING OF ITEMS ON AGENDA

While the Planning Commission 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 Planning Commission agenda.

AGENDA

CALL TO ORDER AND ROLL CALL

Chairman Collins, Vice Chairman Kunzweiler, Commissioner Fraser, Commissioner Hermann, Commissioner Snow

ORAL COMMUNICATIONS

Persons wishing to address the Planning Commission on any subject not on the agenda may do so under this portion of the agenda. Please note that the Planning Commission 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 Planning Commission agenda. Please limit your comments to no more than three (3) minutes.

COMMISSION AND STAFF BRIEFING

Staff Update
Commission Information Items

PUBLIC HEARING

1. FILE #10404: SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT (EIR) TO BE PREPARED FOR A PROPOSED EXPANSION TO AN EXISTING RELIGIOUS FACILITY AND DAY SCHOOL; 215 BLACKFIELD DRIVE; Congregation Kol Shofar, Owner/Applicant; Assessor Parcel No. 038-351-34
2. FILE #30405: AMDENDMENT TO THE RING MOUNTAIN PRECISE PLAN (PD #10) TO AMEND A BUILDING ENVELOPE; 8 MARIPOSA COURT; Jeff and Sheryl Ott, Owners; Nick Noyes Architecture, Applicant; Assessor Parcel No. 038-440-08
3. FILE #10410: CONDITIONAL USE PERMIT APPLICATION FOR CONDOMINIUM CONVERSION; 41 MAIN STREET; Doris Caceres, Owner/Applicant; Assessor Parcel No. 059-151-04
4. FILE #10408: REQUEST FOR A CONDITIONAL USE PERMIT TO EXPAND AN EXISTING HOTEL AND RESTAURANT (TIBURON LODGE); 1647/1651 TIBURON BOULEVARD; Larkspur Hotels, LLC, Owners; Assessor Parcel No. 058-171-87

MINUTES

5. Planning Commission Minutes of November 10, 2004

ADJOURNMENT

Future Agenda Items

Tiburon Glen Addendum to EIR and Precise Development Plan – December 13

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