



**TOWN OF TIBURON
PLANNING COMMISSION**
1505 Tiburon Boulevard
Tiburon, CA 94920
Action and Approved Minutes
July 14, 2004 – 7:30 PM

ACTION MINUTES

CALL TO ORDER AND ROLL CALL

Present: All Commissioners

Absent None

Ex Officio: Community Development Director Anderson, Planning Manager Watrous
Advance Planner Bryant and Minutes Clerk Flanagan

ELECTION OF CHAIRMAN AND VICE CHAIRMAN CONTINUED TO 7/28/04

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

CONSENT CALENDAR

1. Approval of Planning Commission Minutes – May 26, 2004 APPROVED AS AMENDED 4-0

PUBLIC HEARING

2. GENERAL PLAN UPDATE: PARKS & RECREATION ELEMENT ISSUES PAPER: Take Public Comment for a Report to the Town Council Regarding Recommendations for General Plan Goals, Policies and Programs for the Parks & Recreation Element of the General Plan DIRECTION PROVIDED
3. FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) FOR A PROPOSED FIVE-LOT RESIDENTIAL DEVELOPMENT (PARENTE PRECISE

DEVELOPMENT PLAN); Parente Road/Antonette Drive; Amerippon, Inc.,
Owner; Assessor's Parcel No. 28-111-16 RECOMMENDED APPROVAL
TO TOWN COJNCIL 4-0.

ADJOURNMENT 8:50 PM

**MINUTES NO. 894
PLANNING COMMISSION
July 14, 2004
Regular Meeting
Town Council Chambers
1505 Tiburon Boulevard, Tiburon, California**

CALL TO ORDER AND ROLL CALL

Present: Chair Snow, Commissioners Collins, Fraser and Kunzweiler

Staff Present: Community Development Director Anderson, Planning Manager
Watrous, Advance Planner Bryant and Meeting Recorder Flanagan

ELECTION OF CHAIRMAN AND VICE CHAIRMAN

Chair Snow stated this item would be deferred to the July 28, 2004 meeting.

ORAL COMMUNICATIONS

There were none.

COMMISSION AND STAFF BRIEFING

Community Development Director Anderson noted that Associate Planner Lynch will be leaving Town employment at the end of July. He said that his replacement has been chosen and will begin work in August.

Planning Manager Watrous stated that there will be a meeting on July 28, 2004 and listed the future agenda items.

CONSENT CALENDAR

1. Approval of Planning Commission Minutes – May 26, 2004

Changes include:

Page 4, bullet number 5, change "sensible" to "useful."

Page 4, 7th paragraph, 1st line, change “stated” to “noted.” Change “upon” to “for.” 3rd line, after “neighbors,” insert “and the project.” 4th line, change, “He said” to “Commissioner Fraser noted.” After “size of the” insert “planned homes.” 5th line, after “would be,” add “very.” 6th line, change “the project” to “it.” 7th line, delete “that” before “a compromise.” After “compromise,” add “reached.” 7th line, delete “all” before “parties” and delete “is reached.”

M/S, Fraser/Kunzweiler (passed 3-0-1, Collins abstained) to approve the minutes as amended.

PUBLIC HEARING

2. GENERAL PLAN UPDATE: PARKS & RECREATION ELEMENT ISSUES PAPER; Take Public Comment for a Report to the Town Council Regarding Recommendations for General Plan Goals, Policies and Programs for the Parks & Recreation Element of the General Plan

Advance Planner Bryant presented the Staff report and discussed the Issues Paper.

Commissioner Kunzweiler asked about the issue of capacity for recreational programs. Advance Planner Bryant stated that the Joint Recreation staff currently uses every square foot of space it can find and there is no space to introduce new programs.

Commissioner Kunzweiler stated the population bubble of 5- to 9-year olds should be highlighted in the element, and there should be a stronger position of recommendations for this age group.

The public comment period was opened.

Joan Foster suggested that the boundaries of Blackie’s Pasture need to clearly defined, and suggested adding that the subareas included in the map in the Staff report comprise Blackie’s Pasture. She said that the footnote about the “undeveloped state” of park land on page 13 should be a definition, rather than a footnote. She stated that an analysis should be conducted of unmet recreation needs. She felt that Blackie’s Pasture should be generally kept in its current state through the McKegney Green area, and the Plan should state that residents do not want this more actively used area to become too noisy, and should remain somewhat pastoral. She agreed that having three entities directing Tiburon’s parks will be a concern in the future, and suggested that the Town consider working with other recreation programs in southern Marin County.

Bruce Abbott endorsed Ms. Foster’s comments. He stated that Blackie’s Pasture and the Richardson Bay Lineal Park had been purchased using open space bonds voted upon by local residents, and were limited to open space uses.

Jim Hermann, Parks & Open Space Commissioner, stated that the policy to provide 5 acres of park land per 1,000 persons should include some comparison to current levels of park land and future plans to accomplish this. He felt that the complete lack of development of Blackie’s Pasture was not in the best interest of the citizens, and suggested that the

element should encourage people to use it in a passive way, but that improvements could be installed that would make it more friendly for users. He thought that the term “undeveloped” should be rethought. With respect to Angel Island, he felt that the reference to the ferry and disembarking should be stricken, as it may be of some advantage to have people embarking and disembarking; he thought that the Town should not take such a tactical direction when the future is unknown.

George Landau stated that Blackie’s Pasture is clearly a park, and an asset to the community.

Sidse Moeller stated that Tiburon is surrounded on three sides by water and perhaps the Town should think of water sports for children. She said that the water is a little-used asset.

Helen Lindqvist, Parks & Open Space Commissioner, stated she is pleased to see the potential for a boat launching facility. She said that there is no easy public access to the water, even though Tiburon is surrounded on three sides by water. She noted that the 60- to 75-year-old demographic was also increasing, and suggested that a gathering spot for older folks and youth would be useful and could also serve as offices for Joint Recreation staff. She said that a southern Marin community center had existed before the Tiburon Peninsula Club (TPC) became private, and suggested that the Town consider buying some or all of the TPC for public recreation purposes. She noted that the standard of five acres of park land per 1,000 residents would still be above the restrictions of the Quimby Act. She suggested that a bocce court could be great recreation for those less active and for non-joggers.

There being no further public comment, the public comment period was closed.

Commissioner Fraser complimented Advance Planner Bryant for the document, stating that it was well-written and provides good direction and leadership. He said that emphasis is placed on additional activities for children and teens, and suggested that more focus should be placed on seniors as well. He said that there should be more public restroom facilities on the south end of town for residents and visitors.

Commissioner Kunzweiler emphasized the need for bicycle racks, especially at the Ferry Plaza, as this a popular area for cyclists, especially on weekends. He suggested that the proposed library expansion could include community and teen rooms. He said that the structure of the Joint Recreation Department should be reviewed to see if this is the most effective vehicle to meet the needs of this community. He felt that there should be outdoor and healthy activities for seniors that are interesting to them. He thought that the Town may want to look at the balance of uses between Blackie’s Pasture and McKegney Green; he acknowledged that Blackie’s Pasture is a big piece of property and the Town may want to consider more uses for this area. He thought that a boat launch was a terrific idea.

In response to questions, Community Development Director Anderson stated that the entire Richardson Bay Lineal Park was purchased with bond funds for open space and recreation purposes. He said that the definition of “recreation” is relatively broad, and not necessarily

confined to “passive” uses, as has been suggested by some speakers. He agreed that this issue was an ongoing source of community debate.

Commissioner Collins stated that the issues paper did not seem to have sufficient information on funding. He felt that Judge Field seemed like an ideal place for additional recreation uses. He said that the issue of bicycle safety along the Multi-Use Path needs to be addressed. He suggested working with St. Hilary Church to use their new gymnasium for programs. He also suggested having mentoring rooms for seniors and students in the expanded library.

Chair Snow stated that he was surprised to learn about the amount of recreation uses at Reed School, and was surprised that its expansion would leave little new space available for these uses. He noted that one in ten people surveyed valued pedestrian and bicycle paths while one in 20 persons felt that there was a lack of teen recreation. He questioned whether the term “fashions” in policy PR-10 should remain. He stated that the language on passive use of Blackie’s Pasture should be clearer. He said that how it is used and the boundaries of Blackie’s Pasture should be clearer. He said he had talked to some of the users of the Multi-Use Path who would like to see the present uses maintained and not changed. He asked that the sentence stating that “this space should be created as a marsh reclamation area” should be deleted. He encouraged the Town to look for other space for recreational facilities near Downtown Tiburon.

Advance Planner Bryant noted that the issues paper will be presented to the Town Council at the August 4 meeting.

3. FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) FOR A PROPOSED FIVE-LOT RESIDENTIAL DEVELOPMENT (PARENTE PRECISE DEVELOPMENT PLAN); Parente Road/Antonette Drive; Amerippon, Inc., Owner, Assessor’s Parcel No. 38-111-16

Planning Manager Watrous presented the Staff report.

Tom Newton, planning consultant for the applicant, stated that they intend to submit a new plan with reduced density and homes in different locations, in response to issues raised in the EIR. He said that the revised plans would be submitted in a month or so.

Chair Snow asked that all public comments be relative to the final EIR, noting that the Commission had already received and reviewed the previous comments made on this document.

Lynne Payne asked for information on the size for the secondary building envelopes. She asked who had determined that the sight-lines at the intersection of Paradise Drive and Antonette Drive were adequate. She said that there is a blind spot when exiting from Antonette Drive onto Paradise Drive. She stated that the EIR should discuss liability for potential damage due to slippage on the properties below the site.

Geri Javor stated that everyone in that area is concerned about slippage of the slopes. She said that pulling out from Antonette Drive is dangerous, but exiting from Parente Road

was horrendous. She noted that Paradise Drive is inundated with bicyclists, who are all over the road, and not only on one side.

There being no further public comment, the public comment period was closed.

Commissioner Collins stated that the EIR contained the information needed to be certified. He said that the questions previously raised had been commented upon adequately in this report. He said that the size of the secondary envelopes will be addressed at a later date.

Commissioner Kunzweiler asked if the EIR met the CEQA requirements regarding evaluation of alternatives. Planning Manager Watrous responded that Staff's opinion was that this section was adequate. Leonard Charles, EIR consultant, added that that the EIR captured the essence of the alternatives, which are subsets of each other. He noted that the potential view and grading impacts could not be mitigated to less than significant levels. He said that he could put more words in the alternatives section of the EIR to describe each alternative in more detail, but that this would not add substantively to the analysis of impacts, and the alternatives analysis meets the test of the CEQA requirements as written.

Commissioner Kunzweiler added that the cumulative impacts, such as traffic concerns, were reviewed on an incremental basis, and he questioned whether this was too much of a piecemeal approach. He asked if the EIR, from a CEQA standpoint, contained an adequate analysis of the cumulative impacts of projects on Paradise Drive. Mr. Leonard responded that a project can be reviewed in terms of other projects in the pipeline or using the General Plan build-out numbers. He stated that he had used the more comprehensive figures for total build-out in the planning area and studied the critical intersections that might be impacted from this project, such as Trestle Glen Boulevard and Tiburon Boulevard. He said that the traffic generation numbers are so small that it is difficult to quantify the possible effects on traffic safety.

Commissioner Fraser stated that the information provided in the EIR is adequate and addresses issues brought forward. However, he was not convinced that the traffic and safety issues have been properly addressed. He said that there is no room to expand Paradise Drive, and it is hard to mitigate issues of traffic turning from either Parente Road or Antonette Drive.

Chair Snow stated it was interesting to read the prior minutes and see how this process has progressed. He said that it is obvious that there are lots of concern and public input on the EIR and the project. He noted that all the Planning Commissioners are recommending that the Final EIR be certified. He said that the potential impacts could significantly change upon receipt of the revised plans, but those impacts would still be addressed. He believed that the EIR meets the CEQA requirements, and recommended that the document be certified.

M/S, Collins/Kunzweiler (passed 4-0) to adopt the draft resolution recommending to the Town Council that the Final EIR for the Parente Precise Development Plan be certified.

ADJOURNMENT

The meeting was adjourned at 8:50 p.m.

WAYNE SNOW, CHAIRMAN
Tiburon Planning Commission

ATTEST:

Scott Anderson, Acting Secretary