



**TOWN OF TIBURON
PLANNING COMMISSION**
1505 Tiburon Boulevard
Tiburon, CA 94920
Action and Approved Minutes
February 23, – 7:30 PM

ACTION MINUTES

CALL TO ORDER AND ROLL CALL

Chairman Collins, Vice Chairman Kunzweiler, Commissioner Fraser, Commissioner Hermann, Commissioner Snow **All Present**

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. **There Were None**

COMMISSION AND STAFF BRIEFING

Staff Update
Commission Information Items

PUBLIC HEARING

1. 1600 MAR WEST STREET: CONDITIONAL USE PERMIT #10406, REQUEST TO EXPAND A PRIVATE RECREATIONAL FACILITY; 1600 MAR WEST STREET; Tiburon Peninsula Club, Owner; Nova Partners, Inc., Applicant; Brandanini & Wings, Architect; Assessor's Parcel Nos. 58-171-17,76 & 84 and 058-240-21 **Approved 4-0**

MINUTES

2. Planning Commission Minutes of February 9, 2005 **Approved 4-0**

ADJOURNMENT **8:25 PM**

Future Agenda Items

761 Hilary Drive – St. Hilary Church CUP Review (March 9)
1655 Mar West Street Tentative Map (March 23)
General Plan Hearings (Special Meetings – February 28 and March 1 – 7:00 PM)

a022305

**APPROVED MINUTES NO. 905
PLANNING COMMISSION
February 23, 2005
Regular Meeting
Town Council Chambers
1505 Tiburon Boulevard, Tiburon, California**

ROLL CALL

Present: Chair Collins, Vice-Chairman Kunzweiler, Commissioners Fraser, Hermann, and Snow

Absent: None

Staff Present: Planning Manager Watrous, Planning Consultant/Environmental Coordinator Jensen, and Meeting Recorder Creekmore

ORAL COMMUNICATONS There were none.

COMMISSION AND STAFF BRIEFING

Planning Manager Watrous reminded the Commission that special meetings on the General Plan update will be held on February 28 and March 1. He noted that the review of the St. Hilary Church conditional use permit is scheduled for March 9. It was noted that the initial study for Kol Shofar that had been distributed to the Commission will be the first in a series of materials the Commission will be reading in preparation for that project. In response to a question by Commissioner Kunzweiler regarding the Tiburon Glen project, Planning Manager Watrous stated that he does not anticipate that project coming before the Commission until March 23 at the earliest.

PUBLIC HEARINGS

- 1. 1600 MAR WEST STREET: CONDITIONAL USE PERMIT #10406, REQUEST TO EXPAND A PRIVATE RECREATIONAL FACILITY; 1600 MAR WEST STREET; Tiburon Peninsula Club, Owner; Nova Partners, Inc., Applicant; Brandanini & Wings, Architect; Assessor's Parcel Nos. 58-171-17, 76 & 84 and 058-240-21**

Commissioner Fraser recused himself from participation on this item as he is a member of the Tiburon Peninsula Club.

Planning Manager Watrous reviewed the Staff Report and noted that the applicant had prepared a revised Exhibit D, the "Existing and Proposed Usages and Activities" table.

The public comment period was opened.

Chris Horne, general manager of the Tiburon Peninsula Club (TPC), informed the Commission that the TPC is currently two memberships shy of their 650 membership capacity, with an additional 125 senior memberships. He stated that there are no planned

expansions in the number of members using services, not adding any special events. If the club decides to bring back the previously held professional tennis tournaments, he said that that would be the only large event that the club would sponsor. He added that the TPC is not soliciting new memberships to fill its classes nor does it intend to increase its membership capacity; instead, the club members are looking for more open time to use the facilities.

Vice-Chair Kunzweiler asked how much use the basketball courts get. Mr. Horne stated that the proposed location of the basketball courts has been moved towards the fitness center to minimize noise impacts to the neighbors on Corinthian Court. Mr. Horne said that the basketball courts would provide a place for summer youth activities as well as basketball games, but he expected minimal use of the courts otherwise.

Vice-Chair Kunzweiler asked when and how the one-year review would be performed. Planning Manager Watrous stated that the intent of the one year review is to determine if the conditions of approval have done a satisfactory job of addressing potential issues and if any other issues have arisen. He said that the one year review time period generally begins after a major phase or structure of the project has been completed.

Chair Collins asked if the membership figures reflect individual or family memberships. Mr. Horne replied that the figure applies to family memberships and that the memberships represent between 1,600 and 2,000 people, including children. He said that approximately half of the 125 senior memberships are individuals and half are couples.

Chair Collins referenced the condition pertaining to amplified music and asked if amplified music would be played outdoors. Mr. Horne replied that the club's sound consultant suggested the use of a sound system that utilizes a technology to direct sound to a particular location rather than it being broadcast over a larger area. The Commissioners discussed an appropriate sound limitation condition and agreed that no amplified music would be played before 9:00 a.m. on weekends and 8:00 a.m. on weekdays. Mr. Horne noted that the club's Labor Day and Memorial Day events are the only major events with amplified music, both of which end at 7:00 p.m.

Commissioner Hermann referenced Councilmember Frederick's letter regarding amplified music and felt that the TPC has done a very good job of addressing her concerns.

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

Vice-Chair Kunzweiler commented that the permit is very appropriate. He said that TPC is a surprisingly large operation, serving a large segment of the Tiburon population. He said that the challenge was to deal with the noise and traffic issues fairly. He believed that the scope of the project makes sense and is clearly needed. He hoped that the spirit of the permit would make this a win-win situation for everybody.

Commissioner Snow said that the proposal provides an opportunity to address concerns arising from the proximity of the club to its neighbors. He said that he appreciated the proactive manner that the club used to communicate to its members the need to be good

neighbors. He said that the issues raised in the two late mail items had been properly addressed. He said that the project was very appropriate would benefit the community.

Commissioner Hermann referenced the letter submitted by the Audubon Society. Planning Consultant Jensen stated that he did not think that the Audubon Society was aware of biological assessment performed in 2004. He said that the hydrology concerns had been adequately addressed as well.

Commissioner Hermann expressed concerns about the proposed overflow parking being left in its natural state and said that it should be enhanced to be aesthetically consistent with the main parking lot. Planning Manager Watrous replied that those comments could be directed to the Design Review Board when they review the site project.

Commissioner Hermann endorsed the project and said that the TPC is a great asset to the community.

Chair Collins said that the TPC is a wonderful asset and felt that the project would make it better. He stated that he has some concerns regarding the noise impact and suggested that the TPC maintain an open dialogue with the neighbors by holding regularly scheduled and noticed meetings with the neighbors so that neighbors can bring their concerns and comments to the TPC. He said that he wanted to ensure that there would be no real increase above the current activity levels. Planning Manager Watrous said that the list for the allowable number of participants on each particular even would be included in the Conditional Use Permit.

Commissioner Snow asked if there is any language specifying the height of the trees in the project proposal. Planning Manager Watrous replied that landscaping was addressed in Section 9-D of Exhibit 1. Commissioner Snow asked if native vegetation should be addressed. Planning Manager Watrous said that language such as "large mature and native species are encouraged to be planted wherever possible" could be added to the use permit.

Chair Collins recommended that Condition of Approval No. 4 be modified to read "Any increase in any membership of any nature shall require approval of an amendment to the subject use permit..." He also asked that Condition of Approval No. 22 be modified to require that the finalized pedestrian safety improvements as approved by Town Staff, the Fire District and the Police Department be reviewed by the Planning Commission before the final approval is given.

Vice-Chair Kunzweiler stated that he wanted to be assured that the 100-foot buffer surrounding the Railroad Marsh is incorporated into the design. Planning Manager Watrous noted that the Land Use Plan that indicates the buffer is referenced in the resolution.

M/S Snow/Hermann (4-0) to adopt the resolution as modified to approve the Conditional Use Permit.

MINUTES

2. Approval of Planning Commission Minutes – February 9, 2005

Amend the following:

Page 5, paragraph 7, line 8, delete "attenuation".

Page 6, paragraph 3, change to "...stated that the safety of pedestrians crossing the street is a primary concern. He said that everyone accessing the club would be crossing the street at night to walk to the club's facilities and to the fitness center and would be particularly dangerous. He recommended that the Town study the possibility of installing a stop sign or other method to allow people to cross safely".

ADJOURNMENT

The meeting was adjourned at 8:25 p.m.

RICHARD COLLINS, CHAIRMAN
Tiburon Planning Commission

DANIEL M. WATROUS, SECRETARY