



**TOWN OF TIBURON
PLANNING COMMISSION
1505 Tiburon Boulevard
Tiburon, CA 94920
Action and Approved Minutes
Special Meeting
March 9, 2005 – 3:30 PM**

ACTION MINUTES

CALL TO ORDER AND ROLL CALL 3:40 PM

Chairman Collins, Vice Chairman Kunzweiler, Commissioner Fraser, Commissioner Hermann, Commissioner Snow (at 5:00 PM) ***All Present***

PUBLIC HEARING

1. GENERAL PLAN UPDATE: *TIBURON 2020* PUBLIC REVIEW DRAFT; Take Public Comment and deliberate on recommendations for a Report to the Town Council Regarding the Public Review Draft of the General Plan, *Tiburon 2020*
Public Testimony Taken ;Comments Provided to Staff

ADJOURNMENT At 7:20 PM

**MINUTES NO. 909
PLANNING COMMISSION
March 9, 2005
Special Meeting
Town Council Chambers
1505 Tiburon Boulevard, Tiburon, California**

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 3:40 p.m.

Present: Chairman Collins, Vice-Chairman Kunzweiler, Commissioners Fraser, Hermann & Snow (arrived at 5:00 p.m.)

Absent: None

Staff Present: Community Development Director Anderson & Advance Planner Bryant

ORAL COMMUNICATIONS

There were none.

PUBLIC HEARING

GENERAL PLAN UPDATE: TIBURON 2020 PUBLIC REVIEW DRAFT

Chairman Collins announced that this was a continuation of the public hearing on the Draft Tiburon General Plan on March 1, 2005, and that the Commission would be proceeding through the document beginning with the Open Space Element, having completed its comments on the Land Use Element at the prior meeting. Chairman Collins opened the session to public comment.

Randy Greenberg requested that the last sentence of policy OSC-12, regarding setbacks from secondary ridgelines, be deleted.

Chairman Collins suggested that the “Figures” within the Plan be renamed “Diagrams”, and that a List of Diagrams be included in the table of contents.

The Commission proceeded to review the draft Open Space & Conservation Element on a page-by-page basis and made the following recommendations for revisions:

- Policy OSC-4: Delete last sentence.
- Policy OSC-5: Add “a minimum of” before “50%”.
- Policy OSC-6: Replace “superior” with something similar to “project which better meets the goals and policies of the General Plan”.
- Policy OSC-10: Delete “new”.
- Policy OSC-11: Delete “new”.
- Policy OSC-12: Delete last sentence.
- Policy OSC-13: Include “utilities” along with roads.
- Policy OSC-27: Add “strongly” before “discourage”.
- Policy OSC-29: Replace “development review” with “entitlement”.

The Commission suggested adding a policy to discourage excessive retaining walls, and a policy to encourage existing homeowner associations to also remove invasive species. It was noted that many of the written comments received from the public on this Element were beneficial. Staff was directed to include them as appropriate.

The Commission moved on to its review of the Downtown Element.

The following revisions were made:

- P. 4-1: Delete reference to “suburban-style”.
- P. 4-4, Goals section: Add a goal relating to parking.
- Goal DT-B: Replace “uses and limiting new tourist-based” with “and visitor-serving”.
- Policies DT-3 and DT-4: Combine and address more generally as part of a Downtown commercial strategy.
- Policy DT-13: Delete “and shall strongly discourage tourist-oriented uses”.
- Policy DT-15: Delete the policy.
- P. 4-8: Add a program regarding the strategic plan for Downtown.
- Program DT-e: Combine with the new program regarding the strategic plan.

- Program DT-j: Discussion was deferred until later in the meeting.

The Commission moved on to review of the Circulation Element. The following revisions were made:

- P. 5-5, Goals section: Consider adding a goal relating to Paradise Drive.
- Goal C-C: Retain the wording of the existing General Plan Goal C-C except end it after the word “qualities”.
- Table 5.5-1 Roadway Designations: Delete the last column “Daily Traffic Volume” and add small examples of Local Streets.
- Add a policy regarding beautification of the park and ride area near the Lyford Drive/Tiburon Boulevard intersection.
- Policy C-8: Add “including working with the County of Marin”.

The Commission halted its review of the Circulation Element at Policy C-9 and returned to Program DT-j.

Jim Wheary and Steve Sears spoke on behalf of replacing this program with a new policy that more generically supports increasing pedestrian access to the waterfront.

The Commission directed that Policy DT-j be removed and a new Policy DT-33A be created to read as follows:

“When changes in property use and construction of major additions or substantial redesigns of new buildings allow, the Town should pursue the opportunity to provide increased pedestrian access to the waterfront along Main Street.”

At 7:30 p.m., the Commission adjourned its review until the end of its regularly scheduled meeting which was about to commence.

The Commission returned to the General Plan review at 10:15 p.m., but determined that due to the lateness of the hour, further discussion would not be fruitful at this time.

ADJOURNMENT

The meeting was adjourned at 10:20 p.m. to an adjourned meeting to be held on March 23, 2005 at 3:30 p.m. at Tiburon Town Hall.

RICHARD COLLINS, CHAIRMAN

ATTEST:

SCOTT ANDERSON, SECRETARY