



**TOWN OF TIBURON
PLANNING COMMISSION
1505 Tiburon Boulevard
Tiburon, CA 94920
Action and Approved Minutes
Adjourned Meeting
March 23, 2005 – 3:30 PM**

ACTION MINUTES

CALL TO ORDER AND ROLL CALL At 3:35 PM

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**

PUBLIC HEARING

1. GENERAL PLAN UPDATE: CONTINUATION OF PUBLIC HEARING ON 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* (Continued from March 9, 2005)
Comments Received and Direction Provided to Staff

ADJOURNMENT At 6:30 PM

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**MINUTES NO. 911
PLANNING COMMISSION
March 23, 2005
Adjourned Meeting
3:30 P.M.
Town Council Chambers
1505 Tiburon Boulevard, Tiburon, California**

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 3:35 p.m.

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

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 from the meeting on March 9, 2005, and that the Commission would be proceeding through the document beginning with P. 5-7 of the Circulation Element. Chairman Collins opened the session to public comment. There was none.

The following revisions were made:

- Add a policy on P. 5-8 regarding the portion of Tiburon Boulevard near Lyford Drive (informal park and ride lot) for beautification as an entrance to Downtown.
- P. 5-8, Policy C-15, added “for all uses” at the end of the sentence.
- Policy C-18, add a reference to multiple homes being served by a single roadway.
- Program C-b, add “and proposed” after new and “cumulative” before impacts.
- P. 5-11, add a policy regarding bicycle and pedestrian safety committee and another policy encouraging alternatives to automobile travel.

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

- P. 6-1, add a reference to Homeland Security responsibilities in the discussion of public safety agencies.
- Goal SE-B, add text per the letter from Randy Greenberg dated 3/7/2005.
- P. 6-6, modify the discussion of debris flow mudslides to reflect slopes between 25 and 40 degrees and include equivalent slope percentages.
- Policy SE-6, change “help” to “actively encourage”.
- Add new policy regarding discouraging development in the path of debris flow mudslides.
- P. 6-7 under flooding discussion, add language regarding tsunamis and rising sea levels.
- Policy SE-16, replace “for fire-fighting purposes” with “to meet requirements of minimum fore flow”.
- Add a program to make the public more aware of the Peninsula’s emergency preparedness plan and strategy.

The Commission moved on to discussion of the Noise Element. The following revisions were made:

- P. 7-2, add to the table a line item for tennis courts/outdoor recreation uses.

- Goal N-A, substitute better wording for “acceptable limits”.
- Policy N-3, replace “should” with “will be required to”.

The Commission moved on to discussion of the Parks & Recreation Element. The following revisions were made:

- Policy PR-9, add “increase” before enlarge.
- Program PR-b, add “shoreline” after “recreation”.
- Policy PR-12, delete “as a whole”.

The Commission moved on to discussion of the Housing Element. The following revision was made:

- P. 9-50, in the notes to the table, change “approximate” in the first line to “maximum”.

The Commission also wanted to convey their concern that seniors were being forced out of the community because of the high cost of housing. The Commission believed that creation of new affordable housing was important for changing this trend.

The Commission commended Advance Planner Bryant on his exceptional work throughout the general plan update process and proposed that a resolution of commendation be drafted for consideration at the next meeting.

Advance Planner commended the Planning Commission for their thorough review of the Public Review Draft and said that they can be proud of the legacy they have left the Town.

ADJOURNMENT

The meeting was adjourned at 6:30 p.m.

RICHARD COLLINS, CHAIRMAN

ATTEST:

SCOTT ANDERSON, SECRETARY