



**TOWN OF TIBURON
PLANNING COMMISSION
1505 Tiburon Boulevard
Tiburon, CA 94920
Action and Approved Minutes
Regular Meeting
July 13, 2005**

ACTION MINUTES

CALL TO ORDER AND ROLL CALL At 5:07 PM

Chairman Collins, Vice Chairman Kunzweiler, Commissioner Aguirre, Commissioner Fraser, 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

ELECTION OF OFFICERS

Commissioner Kunzweiler, Chair; Commissioner Fraser, Vice Chair

PUBLIC HEARING

1. REVIEW OF DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE GENERAL PLAN UPDATE, *TIBURON 2020* (CONTINUED FROM JUNE 22, 2005) **Directed Consultant to Prepare Final EIR 5-0**

MINUTES

2. Planning Commission Minutes - Regular Meeting of June 22, 2005 **Approved as Amended 5-0**

ADJOURNMENT At 5:35 PM

**MINUTES NO. 918
PLANNING COMMISSION
July 13, 2005
Regular Meeting
Town Council Chambers
1505 Tiburon Boulevard, Tiburon, California**

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 5:07 p.m.

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

Absent: None

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

ORAL COMMUNICATIONS

There were none.

COMMISSION AND STAFF BRIEFING

Staff Updates:

Community Development Director Anderson reported the July 27 meeting will be fairly light, as opposed to the August 10 meeting in which he anticipates extensive testimony on the Draft EIR for Kol Shofar. On August 24, there will be a public hearing on the merits of the General Plan and consideration of the Final EIR. Staff hopes to have the General Plan adopted by the Town Council in September.

Commissioner Fraser noted, regarding the meeting on July 27, the subcommittee on wireless communication standards has been working for eighteen months updating the town's communication standards and this should be in place before wireless communication permits are reviewed.

Community Development Director Anderson responded the draft wireless communication standards should be completed and circulated for comments within the next two weeks, and will be finally reviewed perhaps in early-September. The July 27th item is for an amendment to an existing use permit that was not controversial. While it would be ideal to have the updated wireless communication standards in place, this is still several months away. Staff is trying to complete the wireless communication standards update process before any controversial applications are heard.

Commission Information Items:

There were none.

ELECTION OF OFFICERS

Chairman Collins stated it has been his pleasure to serve as chair of the Planning Commission.

Commissioner Fraser complimented Chairman Collins on his leadership of the Commission.

Chairman Collins opened the nomination process for election of Chairman. Vice-Chairman Kunzweiler was nominated and the nomination was seconded. There were no other nominations, and the Commission voted unanimously in favor.

Newly-elected Chairman Kunzweiler assumed the gavel and opened nominations for Vice Chairman. Commissioner Fraser was nominated for Vice-Chairman and the nomination was seconded. There were no other nomination and the Commission voted unanimously to elect Commissioner Fraser as Vice-Chairman.

Chairman Kunzweiler stated that the teamwork created by Chair Collins' style is a valuable asset. He firmly believes that the group working together reaches better decisions than when working individually and hopes to continue that tradition.

PUBLIC HEARING

1. REVIEW OF DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE GENERAL PLAN UPDATE, TIBURON 2020

The public comment period was opened. No one spoke and the public hearing was closed.

In response to a question from Commissioner Collins, Advance Planner Bryant stated the letter from the Deputy Air Pollution Control Officer urges the adoption of wood-burning regulations. The response to the letter in the FEIR will be that regulation of wood-burning devices has been included as an implementing program in the General Plan.

Chair Kunzweiler asked if Policy LU-19 of the draft General Plan regarding wireless communication facility regulations is reflected in the draft standards developed by Town staff. He asked if there is a requirement that placement locations are sufficiently reviewed and if it strongly discourages wireless communication facilities in residential areas.

Community Development Director Anderson responded that LU-19 mentions residential, open space areas, schools and day care facilities. In the draft wireless communication facility standards, these areas are addressed in greater detail; the current draft prohibits such facilities in open space zones and strongly discourages them in residential areas and near schools and day care centers.

In response to a question from Chairman Kunzweiler, Advance Planner Bryant responded that mitigation measures that are included in the DEIR for peak water supply and sanitary sewer programs are to increase capacity. In the EIR analysis, it is assumed that increased capacity would involve additional improvements to the land, such as the installation of new pipes; thus, secondary impacts need to be considered. The mitigation measures for Impacts 4.8-3 and 4.8-9 include implementing Town conservation policies to minimize the potential impacts of the necessary

improvements. He said the list of conservation policies in the mitigation measure is not meant to be all-inclusive; rather, it is a list of policies that are more likely to apply.

M/S Collins/Fraser (passed 5-0) that the Commission determines that no significant new information that would require recirculation of the DEIR has been received during the public comment period, and to direct the consultant to prepare the Final EIR.

MINUTES

2. Planning Commission Minutes of June 22, 2005

Amendments include:

Page 2, 2nd paragraph, 3rd line, change “intense use” to “intensity.”

Page 2, 4th paragraph, 2nd bullet, add “residents” after “nearby”

Page 2, 9th paragraph, 1st line, delete the duplicate “that.”

Page 3, 1st paragraph, 1st line, change “ensure” to “assured.”

Page 3, 4th paragraph, 1st line, change “ensure” to “assured.”

Page 3, 4th paragraph, 2nd line, delete the duplicate “that.”

Page 3, 5th paragraph, 1st line, change “they” to “for a specific project, it.”

Page 3, 7th paragraph, 1st line, change “is” to “will be.”

M/S Snow/Collins (passed 5-0) to approve the minutes as amended.

ADJOURNMENT

The meeting was adjourned at 5:35 p.m.

JOHN KUNZWEILER, CHAIRMAN

ATTEST:

SCOTT ANDERSON, SECRETARY