



**TOWN OF TIBURON  
PLANNING COMMISSION  
1505 Tiburon Boulevard  
Tiburon, CA 94920  
Action and Approved Minutes  
Regular Meeting  
January 25, 2006 – 5:00 PM**

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**ACTION MINUTES**

**CALL TO ORDER AND ROLL CALL 5:00 PM**

Present: Vice Chairman Fraser, Commissioner Aguirre, Commissioner Collins  
Absent : Chairman Kunzweiler

**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

**CONSENT CALENDAR**

1. RESOLUTION OF INTENTION TO INITIATE ZONING TEXT AND ZONING MAP AMENDMENTS **Adopted 3-0**

**PUBLIC HEARING**

2. 3700 BLOCK OF PARADISE DRIVE NEAR NORMAN WAY: TIBURON GLEN PROJECT; CONSIDER RECOMMENDATION TO THE TOWN COUNCIL REGARDING A PRECISE DEVELOPMENT PLAN (PD #22) TO CREATE THREE (3) BUILDING SITES ON A 26.03 ACRE PARCEL; REVIEW OF SECOND ADDENDUM TO CERTIFIED EIR; Xanadu Property Holdings, Inc., Owner, Assessor's Parcel No. 39-21-01 **Recommended Approval to Town Council 3-0**
3. GENERAL PLAN IMPLEMENTATION PROGRAM, INVOLVING AMENDMENTS TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ADOPTION OF AN UPDATED ZONING MAP AND PLANNED DEVELOPMENT MAP, ALONG

WITH PRE-ZONING OF TWO UNINCORPORATED PROPERTIES WITHIN THE TIBURON PLANNING AREA; FILE NOS. GPA2006-01, Z2006-01 & R2006-01  
**Recommended Approval to Town Council 3-0; Pre-zoning Continued to March 8, 2006**

4. ZONING ORDINANCE TEXT AMENDMENTS: MODIFY SITE PLAN AND ARCHITECTURAL REVIEW REQUIREMENTS FOR MECHANICAL EQUIPMENT, EXTERIOR LIGHTING AND SAFETY RAILINGS; AMEND DEFINITIONS FOR “FLOOR AREA RATIO” AND “WET BARS”, FILE NO. Z2006-01 **Recommended Approval to Town Council 3-0**

### **MINUTES**

5. PLANNING COMMISSION MINUTES – Meeting of January 11, 2006 **Approved as Written 3-0**

**ADJOURNMENT** **9:25 PM**

**PLANNING COMMISSION  
APPROVED MINUTES NO. 929  
JANUARY 25, 2006  
Regular Meeting  
Town Council Chambers  
1505 Tiburon Boulevard, Tiburon, California**

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The meeting was called to order at 5:00 p.m.

### **ROLL CALL**

Present: Commissioners Aguirre, Collins, and Fraser

Absent: Chair Kunzweiler

Vacancy: One

Staff Present: Director of Community Development Anderson, Planning Manager Watrous, EIR consultants Berman and Hopkins, and Meeting Recorder Creekmore

**ORAL COMMUNICATIONS** There were none

### **COMMISSION AND STAFF BRIEFING**

Community Development Director Anderson noted that Staff is continuing to look for an acting Planning Commissioner to serve at the hearing for the Belvedere Tennis Club expansion and hopes that one will be appointed at the next Town Council meeting.

## CONSENT CALENDAR

1. **RESOLUTION OF INTENTION TO INITIATE ZONING TEXT AND ZONING MAP AMENDMENTS M/S, Collins/Aguirre (passed 3-0) to adopt the resolution.**

## PUBLIC HEARING

2. **3700 BLOCK OF PARADISE DRIVE NEAR NORMAN WAY: TIBURON GLEN PROJECT; CONSIDER RECOMMENDATION TO THE TOWN COUNCIL REGARDING A PRECISE DEVELOPMENT PLAN (PD #22) TO CREATE THREE (3) BUILDING SITES ON A 26.03 ACRE PARCEL; REVIEW OF SECOND ADDENDUM TO CERTIFIED EIR; Xanadu Property Holdings, Inc., Owner, Assessor's Parcel No. 39-21-01 Continued from January 11, 2006**

Community Development Director Anderson presented the Staff report. He emphasized that the purpose of the off-site tree planting plan is to demonstrate the feasibility of implementing the mitigation measure such that a much more detailed broom eradication and habit restoration plan to be developed. He noted that the reason that Staff directed the applicant to focus attention on broom removal at the Gilmartin Drive open space location is because it is likely the largest and densest cluster of French broom on public land in the Town.

Vice Chair Fraser opened the public hearing.

Gregory Fishman, representative of the project sponsor, stated that the tree mitigation plan was modified and refined to render the remaining significant unavoidable impacts to be less-than significant. He said that the project no longer needs a statement of overriding considerations and that the plan benefits the Town in a number of ways, including landslide repair, fire hazard removal, and tree restoration, all of which come at a great expense to the applicant. He said that the aim of the applicant is to have a responsible and feasible project. He informed the Commission that any cost or time overruns or a decrease in home size would quickly put the project in the red. He urged the Commission to not push for smaller homes and stated that the project will result in environmentally responsible building and produce many benefits for the Town and its citizens. He concluded by stating that the tree restoration plan will alleviate one of the biggest broom problems in the Town.

Robert Rudy, Tiburon resident and property owner, stated that he is in favor of broom eradication but asked if he had any rights should his views become obstructed by the trees planted as part of mitigation plan. Director of Community Development Anderson replied that any Town-approved plan would be designed with the intention that trees would not block views from homes when the trees have grown to maturity.

Commissioner Fraser asked if something could be brought forward to indicate that if the trees were to grow beyond a certain height that they would be maintained so as to not obstruct views. Director of Community Development Anderson replied that it would be responsible of the Town to take ownership of any trees that they authorize for that location.

Commissioner Aguirre asked if there is a functional equivalent of the view that one is entitled to. Director of Community Development Anderson stated that the Town's view ordinance does not

apply to Town-owned trees, but that there are separate guidelines and processes for trimming of Town-owned trees and that trimming does occur on such trees.

Sandra Swanson, Tiburon resident, expressed concern with the developers encroaching on open space to solve problems related to the project. She urged the Commissioners to consider the Town's policies related to open space preservation.

Randy Greenburg, Tiburon resident, responded to Mr. Hochstrasser's letter and stated that all of the data in her letter to the Planning Commission comes from the second addendum to the FEIR. In regards to clustering, she said that a small area had to be used because the site is constrained. She said that she discussed with Staff the potential impacts on grading and tree removal should Lot 3 be removed. She said that it was her understanding that if there was no house on Lot 3, that the grading and slide repair could be mitigated in a less impactful way so that fewer trees would be removed. She stated that the letter she submitted clearly lays out the findings that provide the basis for rejecting the 3-lot proposal in favor of the environmentally superior 2-lot project. She added that the EIR information on the impacts associated with the development of each lot demonstrates that Lot 3 accounts for a disproportionate and excessive share of environmental impacts. She said that the new General Plan repeatedly promotes preservation of open space and concluded by encouraging the Commission to eliminate Lot 3.

Scott Hochstrasser, environmental planning consultant for the applicant, addressed concerns regarding slide repair on Lot 3 and stated that it does not make sense to eliminate the house when only 14-percent of the area is disturbed for the house. He said that with respect to house size, the key is to look at a fair application of the Town's zoning regulations and to not compare it with other static home sizes. He said that with respect to clustering, the project is about as clustered as it can get. He stated that the General Plan allows for up to eight units on the property and that the project is consistent with the goals and objectives of the General Plan. With respect to Commissioner Collins' letter, he stated that the suggestion for limiting the size of the home was already addressed in Condition 22 of the resolution. He said that with respect to the suggestion to lowering the houses by five feet, that the visual impact analysis demonstrates that the 30-foot high homes do not have a significant adverse visual impact. He thanked the Commission and Staff for their assistance with the project.

Mr. Hochstrasser confirmed for Commissioner Collins that the area of disturbance for the construction of the home on Lot 3 is only 14,000 square feet, and noted that there is a discrepancy in a table submitted to the Commission related to area of land disturbance. He indicated that the number in the table reflects all area of disturbance on Lot 3, including slide repair work required whether or not a house is built on the lot.

Mark Ginalski, Tiburon resident, said that the number of trees to be removed proposed for Lot 3 seems exceedingly large. He agreed with Ms. Swanson's concerns about the use of open space for mitigation and expressed concern over the future maintenance of the trees. He said that a bad precedent will be set if Town land is to be used for mitigation measures.

Commissioner Aguirre asked Mr. Ginalski if his objection is based on principle or on a specific concern with the proposed plan. Mr. Ginalski replied that his concern is both, but primarily the principle of using open space to mitigate the problems of a private property owner.

Commissioner Aguirre asked whether the plan proposes any ownership or access restrictions associated with the open space. Community Development Director Anderson stated that the only change is that access to the open space would be improved by broom removal, since the broom areas are virtually impenetrable to persons.

Becky Pringle, Tiburon resident spoke in favor of the 3-lot plan and said that the project will remedy an overabundance of trees on the property, as indicated by an arborist at a previous Commission meeting. She said that the applicant has followed the Town's requests regarding grading and that the project is fair and the applicant has made every effort to make compromises in order to satisfy neighbors' concerns.

Arthur Gimmy, project real-estate consultant, said that he prepared the consulting report for the 2 and 3-lot scenarios. He urged the Commission to not limit the applicant to homes to less than 5,500 square feet because doing so would render the project infeasible economically and would result in a loss to the developer. He said that the 3-lot project is very fair considering the size of the property and its benefits to the Town

Commissioner Aguirre asked Mr. Gimmy how he arrived at the 12-percent discount rate. Mr. Gimmy replied that a 12-percent rate is very conservative and that developers typically expect approximately 15-20 percent. He said that the discount rate includes allowance for equity, interest rate, and risk. Commissioner Aguirre asked how the land cost of \$2.8 million was determined. Mr. Gimmy replied that the \$2.8 million reflects the current value.

Commissioner Collins asked what the selling price per square foot is for homes in excess of 4500 square feet in Tiburon. Mr. Gimmy replied that homes with views of the bay and Mount Tamalpais typically sell for approximately \$600 per square foot. Homes on the west side of the peninsula sell for approximately \$700 per square foot, while homes on the east side of the peninsula sell for approximately \$500 per square foot. Mr. Gimmy stated that he determined market values using several different databases, the Multiple Listing Service, and DataQuick.

Commissioner Fraser stated that while he does not dispute the accuracy of Mr. Gimmy's figures, his own research revealed market values of between \$816 and \$953 per square foot. He noted that his information was extracted from the Multiple Listing Service. Mr. Gimmy replied that factors such differences in size, yard and landscape improvements, as well as the time to sell the houses are reflected in the values that he determined.

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

Commissioner Collins asked what effect a 2-lot project would have on tree removal mitigation. Community Development Director Anderson replied that the revised draft EIR concluded that all of the mitigation for trees could be done on-site with the 2-lot plan and confirmed that the 2-lot plan would not need to involve off-site broom removal or tree planting.

Commissioner Collins inquired if the County of Marin's Green Building Guidelines could be incorporated into the project. Community Development Director Anderson replied that a condition could be placed that requires that green building principles be incorporated before the homes are approved.

In response to questions about the tree mitigation program for the 3-lot project, Bob Berman, EIR consultant, said that tree mitigation requires a plan that contains standards and criteria. He said that specific target numbers related to plant vigor and health would have to be met.

Rick Hopkins, biological consultant, said that the basic approach is to build a precise mitigation monitoring program which indicates how many years will be monitored as well as the expectation for each of those years. He said that final success criteria must be met, including survival success, health and vigor, as well as height and basal area. He added that a 5-year plan is a reasonable length of time for monitoring woodland vegetation.

Commissioner Fraser commented that the tree mitigation program has positive merits for the Town and that it does not impact open space negatively. He said that he has no reason to not support the 3-lot plan.

Commissioner Aguirre said that there is no question that a 2-lot plan is environmentally superior but that there will always be an environmentally superior plan. He said that the applicant is fortunate to have found a mitigation plan that works. He stated that he likes the language in Commissioner Collins' letter and that his only comment is that he would treat both the height and size requirements as the same and put them both in the first paragraph.

Commissioner Collins commented that the mitigation plan presents an improvement to the project. He agreed with Commissioner Aguirre that there will always be an environmentally superior project and added that although he has some reservations about the financial data, he supports the project.

Commissioner Fraser stated that while he is hesitant to restrict the homes to a specific square footage, he requested that wording be included that the Design Review Board work hard to ensure that the mass appearance of the homes does not overshadow the overall feeling of the entire neighborhood. He noted that that the Planning Commission has been asked to approve variances for crawl spaces and suggested that the square footage for any crawl space created be prohibited from being changed to habitable space.

In response to questions, Community Development Director Anderson stated that below-grade space is encouraged because it does not add to the mass and bulk of homes, adding that the Town does not count floor areas that meet the definition of a basement or below-grade story. He said that two of the homes proposed by the applicant include fairly sizeable below-grade areas. In response to questions, Community Development Director Anderson stated that the Town has conceptual plans for the homes, not approved designs.

The Commission agreed to amend the resolution to include the language in Commissioner Collins' letter; that the Design Review Board is encouraged to look closely at the impact of development on the neighborhood and that consideration be given to potentially limiting the maximum height to 25 feet; and that Green Building guidelines be incorporated.

**M/S, Collins/Aguirre (passed 3-0) to adopt the resolution as amended.**

At 6:30 PM, the Commission took a one-hour break for dinner and resumed the meeting at 7:30 PM.

**3. GENERAL PLAN IMPLEMENTATION PROGRAM INVOLVING AMENDMENTS TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ADOPTION OF AN UPDATED ZONING MAP AND PLANNED DEVELOPMENT MAP, ALONG WITH PRE-ZONING OF TWO UNINCORPORATED PROPERTIES WITHIN THE TIBURON PLANNING AREA; FILE NOS. GPA2006-01, Z2006-01 & R2006-01**

Planning Manager Watrous presented the Staff report.

Commissioner Collins referenced the marine intensity in Table 2.2-3 and asked if no structures would be permitted under the M designation. Planning Manager Watrous replied that a distinction is made between structures and buildings. He explained that buildings are considered to be enclosed areas with floor area whereas structures include fences and docks and are not considered to be floor area. Commissioner Collins requested that the language in the table be changed to the following:

Table 2.2-3 Commercial and Other Land Use Designations:

- a. Marine Intensity: Change to: “0.0 FAR; No buildings permitted; only water-related uses and structures.”

In response to questions about the letters received from the Marin Audubon Society, Planning Manager Watrous explained that the representatives of the Audubon Center support the proposed zoning designation. He said that from the Town’s standpoint, the open space designation is more restrictive and limited to passive use. He explained that the Audubon Center has more active programs that involve the Lyford House. He said that the intention is not to encourage more development but rather to reflect those uses already in place. He said that the wildlife sanctuary on Richardson Bay has coexisted for many years with recreational uses on McKegey Green and along the Richardson Bay Lineal Park.

Commissioner Collins asked if there would be any benefit to designating separate open space and Parks & Recreation designations on the property. Planning Manager Watrous replied that the activities on the Audubon property would not be consistent with an open space designation, even in the more “open” areas of the property.

Commissioner Fraser asked if incorporating the Affordable Housing Overlay (AHO) with the Land Use Element was performed in conjunction with the existing property owner and if it would restrict development of properties in any way. Planning Manager Watrous replied that it does not prohibit any of the existing permitted uses on the site. He said it adds more opportunity by adding affordable housing as an additional use. He explained that the language in the AHO overlay will reflect much of what already exists in the Housing Element as far as programs and the State’s density bonus laws. He said that the intent is to allow more flexibility with the development standards to make the best project fit on the site.

Commissioner Aguirre asked if there is any anticipated economic impact from changing the zones of the properties. Planning Manager Watrous said that it should make the properties more valuable by increasing the options for development and allowing residential as well as commercial development.

The public hearing was opened.

Barry Kahn, representative for the Oloumi property, said that he looks forward to the possibility of annexing the land to the Town and feels that the annexation will benefit both the property owner and the Town. He urged the Commission to grant their request to continue the hearing on the Oloumi property and to not take action at this meeting.

Mr. Hochstrasser, land use planner and consultant to the Oloumi property owners, requested that the Commission delay the pre-zoning of the property until Staff makes more information available about the Affordable Housing Overlay designation. He noted that several questions regarding the AHO designation are addressed in his letter. He requested that the draft resolution be modified to eliminate any references to the pre-zoning should the Commission decide move forward with the other items on the agenda.

John Frick, business manager for the Reed Union School District, requested that the School District property at 1199 Tiburon Boulevard be excluded from the proposed zoning map amendment placing AHO on the property, stating that it is not in the District's best interest to be included in the map and that doing so would be premature.

Gideon Sorokin stated that he has no objections to the Town's proposal so long as he is able to develop his property as he has requested. He explained that the parcel is landlocked and that there is no access to it other than through his adjacent property. He requested that he not be prohibited from using the parcel for any use other than building and that the square footage of the parcel continues to be considered in overall size of the lot. Planning Manager Watrous stated that the while the property owner would be permitted to use the parcel to plant trees, whether the lot area for the parcel can be applied towards building a larger house on the remainder of that property would be up to the Design Review Board. He informed the Commission that the parcel that in question has a park designation that remains from when the subdivision was created.

In response to questions, Community Development Director Anderson stated that the Parks and Recreation designation has a 0.1 FAR and that the property owner could multiply the square footage of the parcel by 0.1 and request that the result be added to the square footage of the home.

Judy Stocker, representative for the Marin Audubon Society, stated that the most appropriate designation for the Richardson Bay Audubon Center is open space and that the possibility of allowing more activities is contrary to the original intent of the center. She fears that permitting more active uses could cause problems in the future and that construction of a new building on the property is unnecessary. She stated that the current activities at the center do not conflict with an open space designation.

Commissioner Collins asked if weddings were held at the center. Ms. Stocker replied that while the facility is available for weddings, the number allowed has been scaled back to reduce wear on the building. She added that the center also holds occasional volunteer luncheons.

Brooke Langston, Executive Director of the Richardson Bay Audubon Center, said that Audubon California and the Richardson Bay Center concur with Staff's suggested change in zoning. She said that that the center's activities are more compatible with the parks and recreation zoning and that they plan to continue their tradition of preservation and stewardship of the land. She stated that although the designation allows for increased floor area, they plan to not only preserve the land but to also restore a healthier ecosystem. She added that while weddings are permitted at the center, music is not allowed.

Randy Greenburg, Tiburon resident, encouraged the Commission to keep an open space designation for the Audubon Center property. She noted that the current uses are consistent with open space and that it would be a shame to give it a designation that might jeopardize protection of the land in the future. She suggested that should the Commission find a parks and recreation designation necessary that they consider designating a portion of the parcel for open space.

Larry Smith, President of the Tiburon Peninsula Foundation, urged the Commission to accept Staff's recommendation and noted that the foundation recently gave a grant to the center to form the Blackie's Student Brigade, an educational program for school children. He stated that a parks and recreation designation would not allow any uses without approval of a conditional use permit by the Town.

Joanna Kemper, Tiburon resident and docent for the Richardson Bay Audubon Center, spoke in support of the open space designation, stating that the land is a fragile piece of property.

John Burley, Director of the San Francisco Bay Audubon Program, noted that the Audubon Society will always respect their land and its habitat first and foremost. He said that they concur with Staff's recommendation on the basis that it reflects their current of the property and that conservation will always be their highest priority.

Helen Lindqvist said that organized games and active recreational uses would be inappropriate on the Audubon Center property. She referenced the Town's Open Space & Conservation Element and said that organized games and additional buildings are not needed at the center.

Mr. Kahn emphasized his request that the Commission not take action at this time on the resolution with respect to the rezoning.

Planning Manager Watrous recognized the concern with establishing an AHO zone on a piece of property before the text language for that zone is created. He said that while he does not have a problem with continuing the item until the March 8 meeting, Staff does have an extreme concern with extending it past that date as it will affect the compliance determination of the Town's Housing Element with state law.

There being no further comments, the public hearing was closed.

Commissioner Aguirre commented that the definition of permitted uses for the parks and recreation designation encompasses a broad set of activities. He asked if there is a possibility of separating the property into areas zoned open space and parks and recreation. Community Development Director Anderson replied that the areas of concern focus on the permitted uses list and that Staff does have some suggestions for revising that list. He suggested that the following changes be considered:

Section 16-2.15.51, Permitted Uses

- a. Item #1: Change to read, "Public parks and the activities and structures allowed therein by rules and regulations adopted by the Town Council."
- b. Item #5: Change to read, "Passive recreational uses such as hiking, picnicking, and the enjoyment of nature"
- c. Item #7: Delete "playgrounds"

Planning Manager Watrous read from the text of the Open Space Zone to illustrate that there is a very limited number of uses or improvements permitted under that designation.

Commissioner Fraser recommended that Item #6 of the permitted uses for the P & R zone, involving construction of minor structures and ancillary improvements, be made a conditional use. Planning Manager Watrous stated that the Audubon Center expressed interest in placing small, table-like structures near the water to allow students to display their exhibits and that this item would permit them to do so. Community Development Director Anderson noted that any structure over 36 inches in height would require Design Review approval.

Community Development Director Anderson explained to the Commission that the Town Council has already designated the property as parks and recreation in the General Plan. He said that at this time, the Commission is being asked to bring the zoning ordinance into conformance with the General Plan designation.

Planning Manager Watrous clarified that although some of the members of the Audubon Society may have issues with the proposed zoning designation, Audubon Center officials have expressed support for Staff's recommendations.

Commissioner Fraser said that review of structures should rest with the highest bodies, and should only be permitted under a conditional use permit. The other Commissioners agreed.

It was the consensus of the Commission to continue the issue of pre-zoning to the March 8 meeting, at which time more information about AHO zoning would be made available. Planning Manager Watrous recommended that any decisions made at the March 8 meeting be consistent with what is currently in the General Plan.

The Commission agreed to the changes in the Resolution as proposed by Commissioner Fraser, Community Development Director Anderson, and Mr. Hochstrasser.

**M/S Collins/Aguirre (passed 3-0) to approve the draft resolution as modified.**

**4. ZONING ORDINANCE TEXT AMENDMENTS: MODIFY SITE PLAN AND ARCHITECTURAL REVIEW REQUIREMENTS FOR MECHANICAL EQUIPMENT, EXTERIOR LIGHTING AND SAFETY RAILINGS; AMEND DEFINITIONS FOR "FLOOR AREA RATIO" AND "WET BARS", FILE NO. Z2006-01**

Planning Manager Watrous presented the Staff report.

The public hearing was opened.

Helen Lindqvist, Tiburon resident, recommended that storage spaces be included along with crawl and cantilevered spaces under the definition of floor area. Planning Manager Watrous explained that storage spaces are included as floor area unless they do not meet a minimum ceiling height. She also expressed concern with excluding solar panels from design review, to which Planning Manager Watrous noted that the State has mandated that the Town is no longer able to require design review

for solar panels. Ms. Lindqvist asked if wet bar definition would be applied to pool houses. Planning Manager Watrous said that it could, as the Town has seen some fairly large pool houses.

Barbara Wilson, Tiburon resident, asked if additional refrigeration units, such as an under-counter wine cooler, would be considered as a separate appliance under the wet bar guidelines. Planning Manager Watrous replied that each refrigeration unit would be a separate appliance. Planning Manager Watrous confirmed that appliances that do not require a permit to install, such as a toaster or blender, would be exempt.

It was the consensus of the Commission to include under-counter ice makers and wine coolers (of the same capacity as refrigerators) be included in the list of allowable improvements for wet bars.

In response to questions regarding the definition of grading, Staff informed the Commission that grading is defined as “the natural surface of the ground, or the finished ground surface, whichever is lower, but in no case lower than the minimum flood grade elevation.”

Commissioner Collins referenced changes to Section 16-4.02.07 (b) and asked if interior mechanical equipment would also be included. Staff replied that interior equipment would not require design review.

Commissioner Collins referenced Section 16-4.02.08, paragraph 2 and asked if it was possible to have crawl space between the floor of a building and another floor. Planning Manager Watrous said that the definitions he saw for crawl space included only areas between the ground and the building. Planning Manager Watrous clarified an issue regarding cantilevered space.

**M/S Collins/Aguirre (passed 3-0) to approve the resolution with the proposed modifications to wet-bar guidelines.**

### **MINUTES**

5. Planning Commission Minutes –Meeting of January 11, 2006

**M/S Collins/Fraser (passed 2-0-1; Aguirre abstained) to approve the minutes as submitted.**

### **ADJOURNMENT**

The meeting was adjourned at 9:25 p.m.

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JIM FRASER, VICE-CHAIRMAN  
Tiburon Planning Commission

ATTEST:

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SCOTT ANDERSON, SECRETARY