

**RESOLUTION NO. \_\_\_\_**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
TOWN OF TIBURON RECOMMENDING ADOPTION OF A NEGATIVE  
DECLARATION AND RECOMMENDING APPROVAL OF A GENERAL PLAN  
AMENDMENT, REZONING, AND AMENDMENTS TO THE NORTHWESTERN  
PACIFIC (POINT TIBURON) MASTER PLAN AND NORTHWESTERN  
PACIFIC (POINT TIBURON) PRECISE PLAN FOR PURPOSES OF THE  
BELVEDERE-TIBURON LIBRARY EXPANSION PROJECT**

WHEREAS, Town of Tiburon is in receipt of an application from the Belvedere-Tiburon Library Agency (BTLA) for general plan amendment, rezoning, and amendment of the Point Tiburon Master Plan and Point Tiburon Precise Plan for accommodating a proposed expansion of the community's public library building, said application being more fully set forth in Files GPA 2003-01, Z 2003-01, #40301 and #30304 on file with the Tiburon Planning Division; and

WHEREAS, the project is subject to the California Environmental Quality Act (CEQA) and in March 2004, the Tiburon Planning Division prepared an Initial Study for the project, which determined that there were no potentially significant environmental effects related to the project that were not mitigated to less-than-significant levels through mitigation measures agreed upon in writing by the applicant; and

WHEREAS, the Tiburon Planning Division determined that based upon the Initial Study, a Mitigated Negative Declaration was required for the project pursuant to CEQA; and

WHEREAS, in March 2004, a Draft Mitigated Negative Declaration was completed and notice of such was posted, mailed, and advertised in the ARK newspaper to announce a 20-day period for review and comment on the Initial Study/Draft Mitigated Negative Declaration; and

WHEREAS, a notice of the public hearing on the Draft Mitigated Negative Declaration and the project plans was also posted, mailed, and published in the ARK newspaper; and

WHEREAS, following closure of the 20-day public review period on April 2, 2004, the Planning Commission conducted a public hearing on April 28, 2004 to receive public testimony on the Draft Negative Declaration and on the project; and

WHEREAS, at said hearing, the Planning Commission heard and considered all public testimony on the matter, and has reviewed and considered the information contained in the Initial Study and the Draft Mitigated Negative Declaration; and

WHEREAS, the Planning Commission finds that the rezoning is consistent with the objectives of the Zoning Ordinance, is consistent with the General Plan and other applicable plans.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the Town of Tiburon does hereby recommend to the Tiburon Town Council as follows:

1. That the Town Council adopt the Mitigated Negative Declaration for the project.
2. That the Town Council approve the General Plan amendment to re-designate approximately 16,000 square feet of land, depicted on attached Exhibit "A", from OS (Open Space) to P (Public/Quasi-Public) in the Tiburon General Plan Diagram LU-3 (Proposed Land Use).
3. That the Town Council approve the rezoning to re-designate approximately 16,000 square feet of land, depicted on attached Exhibit "A", from OS (Open Space) Zone to P (Public/Quasi-Public) Zone on the Tiburon Zoning Map.
4. That the Town Council approve the Master Plan amendment and the Precise Plan amendment by re-designating (in all material aspects of the Master Plan and the Precise Plan) approximately 16,000 square feet of land, as depicted on attached Exhibit "A", comprising a portion of Lot 10 of the Point Tiburon Subdivision, from Open Space use to Public use, including public buildings.
5. That all mitigation measures contained in the Mitigated Negative Declaration be adopted as conditions of approval.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the Town of Tiburon on \_\_\_\_\_, 2004, by the following vote:

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
WAYNE SNOW, CHAIRMAN  
TIBURON PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
SCOTT ANDERSON, SECRETARY

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