



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

NOTE EARLY START TIME

ASSISTANCE FOR PEOPLE WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Department Secretary at (415) 435-7390. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

AVAILABILITY OF INFORMATION

Copies of all Planning Commission Agendas, Staff Reports, and supporting data are available for viewing and inspection at Town Hall and at the Belvedere-Tiburon Library located adjacent to Town Hall. Agendas and Staff Reports are also available on the Tiburon website (www.ci.tiburon.ca.us) after 5:00 PM on the Friday prior to the regularly scheduled meeting.

PUBLIC HEARINGS

Public Hearings provide the general public and interested parties an opportunity to provide testimony on agenda items. If you challenge any proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing(s) described later in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing(s).

TIMING OF ITEMS ON AGENDA

While the Planning Commission attempts to hear all items in order as stated on the agenda, it reserves the right to take items out of order. No set times are assigned to items appearing on the Planning Commission agenda.

AGENDA

CALL TO ORDER AND ROLL CALL

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

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.

COMMISSION AND STAFF BRIEFING

Staff Update
Commission Information Items

CONSENT CALENDAR

1. RESOLUTION OF INTENTION TO INITIATE ZONING TEXT AND ZONING MAP AMENDMENTS

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
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
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

MINUTES

5. PLANNING COMMISSION MINUTES – Meeting of January 11, 2006

ADJOURNMENT

Future Agenda Items

Belvedere Tennis Club – Request to Modify Conditional Use Permit – February 22, 2006

Ling Precise Development Plan (merits) – Date to be Determined

Kol Shofar Final EIR – Date to be Determined

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