



**TOWN OF TIBURON
PLANNING COMMISSION
1505 Tiburon Boulevard
Tiburon, CA 94920
Regular Meeting
March 12, 2008**

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 Division 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.

Any documents produced by the Town and distributed to a majority of the Planning Commission regarding any item on this agenda, including agenda-related documents produced by the Town after distribution of the agenda packet 72 hours in advance of the Commission meeting, will be available for public inspection at Town Hall, 1505 Tiburon Boulevard, Tiburon, CA 94920.

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 Aguirre, Vice Chairman O'Donnell, Commissioner Fraser, Commissioner Kunzweiler

OATH OF OFFICE

Administer Oath of Office to Cathy Frymier (Appointed March 5, 2008)

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

Commission Information Items and Committee Updates
Staff Update

EIR SCOPING SESSION

1. 20 AND 22 MAIN STREET SPAN: SCOPING SESSION FOR AN ENVIRONMENTAL IMPACT REPORT (EIR) FOR A PROPOSED COMMERCIAL PROJECT Zelinsky Properties, Owner; Hank Bruce Architects, Applicant; Assessor Parcel Number 059-102-18; File #10705 [LT]

PUBLIC HEARING

2. 1655 MAR WEST STREET: REQUEST FOR TIME EXTENSION OF AN APPROVED TWO-LOT TENTATIVE SUBDIVISION MAP; Diane Ho, Owner; Douglas Matteson, Civil Engineer; Applicant; Assessor Parcel Number 059-051-18; File #60402 [SA]
3. 2306 MAR EAST STREET: CONDITIONAL USE PERMIT #10802 TO EXPAND A FIXED PIER AND DECKS; Magdalena Yesil, Owner; W.B. Clausen Structural Engineers, Applicant; Assessor's Parcel No. 059-400-04; File #10802 [DW]
4. GREEN BUILDING PROGRAM: CONSIDER RECOMMENDATION TO TOWN COUNCIL TO ADOPT MUNICIPAL CODE AMENDMENTS TO CHAPTER 13 (BUILDING) ADOPTING ENHANCED ENERGY EFFICIENCY REGULATIONS, AND TO CHAPTER 16 (ZONING) FOR TEXT AMENDMENTS RELATED TO REMODELS AND WIRELESS COMMUNICATION FACILITY PERMIT DURATIONS; FILES MCA2008-02, MCA 2008-04, AND MCA2008-05; (CONTINUED FROM JANUARY 9 AND FEBRUARY 13, 2008) [SA]

DISCUSSION ITEM

5. CONSIDER RECOMMENDATION TO TOWN COUNCIL TO ACCEPT THE ANNUAL GENERAL PLAN IMPLEMENTATION STATUS REPORT FOR CALENDAR YEAR 2007 [SA]

MINUTES

6. PLANNING COMMISSION MINUTES – Regular Meeting of February 27, 2008

ADJOURNMENT

Future Agenda Items

1600 Mar West Street – Tiburon Peninsula Club – CUP Review (March 26)

7 Wilkins Court – Precise Plan Amendment – (March 26)