



TOWN OF TIBURON
Tiburon Town Hall
1505 Tiburon Boulevard
Tiburon, CA 94920

Regular Meeting
Tiburon Planning Commission
July 9, 2008 – 7:30 PM

AGENDA

TIBURON PLANNING COMMISSION

CALL TO ORDER AND ROLL CALL

Chairman O'Donnell, Vice Chairman Kunzweiler, Commissioner Corcoran, Commissioner Fraser, Commissioner Frymier

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. Testimony regarding matters not on the agenda will not be considered part of the administrative record.

ELECTION OF OFFICERS

COMMISSION AND STAFF BRIEFING

Commission and Committee Reports
Director's Report

PUBLIC HEARING

1. 11 SHEPHERD WAY: CONDITIONAL USE PERMIT AND NEGATIVE DECLARATION TO EXPAND AN EXISTING DAYCARE CENTER (THE LITTLE SCHOOL); Shepherd of the Hills Lutheran Church, Owner; The Little School, Applicant; Assessor's Parcel No. 034-291-31; FILE #10806 [DW]
2. 20-22 MAIN STREET: ACCEPT PUBLIC COMMENT OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE "HARBOR LIGHT" COMMERCIAL PROJECT; Zelinsky Properties, Owner, Hank Bruce Architects, Applicant, Assessor's Parcel No. 059-102-18; File #10705 [LT]

MINUTES

3. PLANNING COMMISSION MINUTES – Regular Meeting of June 11, 2008

STUDY SESSION

4. VARIANCES AND FINDINGS (Continued from June 11, 2008)

ADJOURNMENT

Future Agenda Items

1620 Tiburon Boulevard: WCF Renewal and Modification (July 23)

20-22 Main Street: Hearing on Adequacy of the DEIR (July 23)

20-22 Main Street: Conditional Use Permit and EIR Certification (August 13)

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GENERAL PUBLIC INFORMATION

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.

Upon request, the Town will provide written agenda materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services, to enable individuals with disabilities to participate in public meetings. Please send a written request, including your name, mailing address, phone number and brief description of the requested materials and preferred alternative format or auxiliary aid or service at least 5 days before the meeting. Requests should be sent to the Planning Division Secretary at the above address.

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).

GUIDELINES FOR TIME LIMITS ON PRESENTATIONS AND PUBLIC TESTIMONY

- ❖ The Planning Commission's general meeting procedure and time limit guidelines are as follows:
- ❖ Planning Division Staff Report – 5 to 10 minutes
- ❖ Planning Commission questions to staff
- ❖ Applicant's presentation – 10-20 minutes
- ❖ Public Testimony (depending on the number of speakers) – 3 to 5 minutes each. Members of the audience may not allocate their testimony time to other speakers.
- ❖ Time limits may be modified at the discretion of the Chairman.

Interested members of the public may speak on any item on the agenda

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.

NOTE: ALL PLANNING COMMISSION MEETINGS ARE AUDIO RECORD