



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

Regular Meeting
Tiburon Planning Commission
August 13, 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.

COMMISSION AND STAFF BRIEFING

Commission and Committee Reports
Director's Report

PUBLIC HEARING

1. 20-22 MAIN STREET: CONDITIONAL USE PERMIT FOR DEMOLITION OF AN EXISTING TWO-STORY COMMERCIAL BUILDING (THE "HARBOR LIGHT") BUILDING, CONSTRUCTION OF A NEW TWO-STORY, 2,950 SQUARE FOOT COMMERCIAL BUILDING, AND CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) FOR THE PROJECT; FILE #10705; Zelinsky Properties, Owner; Hank Bruce Architects, Applicant; Assessor Parcel No. 059-102-22 [LT]
2. 11 SHEPHERD WAY (THE LITTLE SCHOOL): CONDITIONAL USE PERMIT AND NEGATIVE DECLARATION TO EXPAND AN EXISTING DAYCARE CENTER; FILE #10806; Shepherd of The Hills Lutheran Church, Owner; The Little School, Applicant; Assessor's Parcel No. 034-291-31 (Continued From July 9, 2008) [DW]

DISCUSSION ITEMS

3. GREEN BUILDING PROGRAM---REFERRAL FROM TOWN COUNCIL REGARDING POSSIBLE AMENDMENTS TO THE DRAFT GREEN BUILDING ORDINANCE NOT REVIOUSLY CONSIDERED BY THE PLANNING COMMISSION; FILE MCA 2008-02 [SA]

MINUTES

4. PLANNING COMMISSION MINUTES – Regular Meeting of July 23, 2008

ADJOURNMENT

a081308

Future Agenda Items (Dates are Tentative)

Kol Shofar Conditional Use Permit Review (August 27)

80-E Main Street Conditional Use Permit for Segway Sales (September 10)

81 Paseo Mirasol – Precise Plan Amendment (September 10)

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 deliver or cause to be delivered 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 to the Planning Division Secretary at the above address.

PUBLIC HEARINGS AND DISCUSSION ITEMS

Public Hearings and Discussion Items provide the general public and interested parties an opportunity to give testimony on items typically involving an action or decision of the Commission. If you challenge any decision in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the Public Hearing.

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 to 20 minutes
- ❖ Public Testimony (depending on the number of speakers) – 3 to 5 minutes for each speaker. Members of the audience may not allocate their testimony time to other speakers.
- ❖ Time limits and procedures may be modified in the reasonable 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 RECORDED