



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

Regular Meeting
Tiburon Planning Commission
December 14, 2011– 7:30 PM

AGENDA

TIBURON PLANNING COMMISSION

CALL TO ORDER AND ROLL CALL

Chairman Corcoran, Vice Chair Tollini, Commissioner Kunzweiler, Commissioner Weller

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 HEARINGS

1. 1501 AND 1505 TIBURON BOULEVARD: RECOMMEND TO TOWN COUNCIL ADOPTION OF AN ORDINANCE ESTABLISHING AN EXEMPTION FROM THE ZONING ORDINANCE FOR THE BELVEDERE-TIBURON PUBLIC LIBRARY EXPANSION PROJECT; Belvedere-Tiburon Library Agency and Town of Tiburon, Owners; Belvedere-Tiburon Agency, Applicant; Assessor Parcel Nos., 058-171-92, 93, 94 and 058-171-62 (portion) [SA]
2. TRESTLE GLEN BOULEVARD BETWEEN TIBURON BOULEVARD AND UPPER JUNO ROAD; TRESTLE GLEN CIRCLE PRECISE DEVELOPMENT PLAN (PD #18A) PROPOSING TO CREATE THREE BUILDING SITES ON A 14.46 ACRE PARCEL; FILE NO. 31101; Trestle Glen Terrace, LLC, Owner; IPA, Inc., Applicant; Assessor's Parcel No. 039-061-91 [DW]

3. 1 BLACKFIELD DRIVE, SUITE A; CONDITIONAL USE PERMIT TO ESTABLISH A COFFEE SHOP USE (PEET'S CPFFEE & TEA) IN THE NEIGHBORHOOD COMMERCIAL ZONE; FILE NO. 11107; The Cove Shopping Center, Inc., Owner; Chris Konecny, Applicant; Assessor's Parcel No. 034-212-18 [LT]

MINUTES

4. PLANNING COMMISSION MINUTES – Regular Meeting of September 14, 2011

ADJOURNMENT

Future Agenda Items

Housing Element Update (January 11)

Kol Shofar Synagogue CUP Review (January 25)

a121411

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

TOWN OF TIBURON LATE MAIL POLICY

(Adopted and Effective 11/7/2007)

The following policy shall be used by the Town Council and its standing boards and commissions, and by staff of the Town of Tiburon, in the identification, distribution and consideration of late mail.

DEFINITION

“Late Mail” is defined as correspondence or other materials that are received by the Town after completion of the written staff report on an agenda item, in such a manner as to preclude such correspondence or other materials from being addressed in or attached to the staff report as an exhibit.

IDENTIFICATION OF LATE MAIL

All late mail received by Town Staff in advance of a meeting shall be marked “Late Mail” and shall be date-stamped or marked with the date of receipt by the Town. Late mail received at a meeting shall be marked as “Received at Meeting” with a date-stamp or handwritten note.

POLICY

For regular meetings of the Town Council and its standing boards and commissions:

- (1) All late mail that is received on an agenda item prior to distribution of the agenda packet to the reviewing authority shall be stamped or marked as “Late Mail” and shall be distributed to the reviewing authority with the agenda packet.
- (2) All late mail received on an agenda item before 5:00 PM on the Monday prior to the meeting shall be date-stamped and marked as “Late Mail” and distributed to the reviewing authority as soon as practicable. Such mail shall be read and considered by the reviewing authority whenever possible. If the Monday, or Monday and Tuesday, prior to the meeting are a Town-recognized holiday, the deadline shall be extended to the following day at Noon.
- (3) Any late mail received on an agenda item after the deadline established in paragraph (2) above shall be date-stamped, marked as “Late Mail” and distributed to the reviewing authority as soon as reasonably possible, but may not be read or considered by the reviewing authority. There should be no expectation of, nor shall the reviewing authority have any obligation to, read or consider any such late mail, and therefore such late mail may not become part of the administrative record for the item before the reviewing authority.

These provisions shall also apply to special and adjourned meetings when sufficient lead time exists to implement these provisions. If sufficient lead time does not exist, the Town Manager shall exercise discretion in establishing a reasonable cut-off time for late mail. For controversial items or at any meeting where a high volume of correspondence is anticipated, Town staff shall have the option to require an earlier late mail deadline, provided that the written public notice for any such item clearly communicates the specifics of the early late mail deadline, and the deadline corresponds appropriately to any earlier availability of the agenda packet.

Pursuant to state law, copies of all late mail shall be available in a timely fashion for public inspection at Tiburon Town Hall, 1505 Tiburon Boulevard, Tiburon.