



**TOWN OF TIBURON  
PLANNING COMMISSION  
1505 Tiburon Boulevard  
Tiburon, CA 94920  
Action and Approved Minutes  
June 28, 2006 – 7:30 PM**

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**ACTION MINUTES**

**CALL TO ORDER AND ROLL CALL**

Chairman Kunzweiler, Vice Chairman Fraser, Commissioner Aguirre, Commissioner Collins, Commissioner O'Donnell **All Commissioners Present**

**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. **There Were None**

**COMMISSION AND STAFF BRIEFING**

Staff Update  
Commission Information Items

**PUBLIC HEARING**

1. 18 UPPER CECILIA WAY: AMENDMENT TO THE TIBURON HIGHLANDS PRECISE PLAN (PD #15) TO AMEND A BUILDING ENVELOPE; Andrew and Robin Bloch, Owners; Sutton Suzuki Architects, Applicant; Assessor's Parcel No. 034-360-23 **Recommended Approval to Town Council (4-0-1) Kunzweiler Recused**

**MINUTES**

2. Planning Commission Minutes - Regular Meeting of May 31, 2006 **Approved**  
**As Amended (5-0)**

**ADJOURNMENT** **8:00 PM**

**PLANNING COMMISSION**  
**June 28, 2006**  
**Regular Meeting**  
**Town of Tiburon Council Chambers**  
**1505 Tiburon Boulevard, Tiburon, California**

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**CALL TO ORDER AND ROLL CALL**

Present: Chair Kunzweiler, Commissioners Aguirre, Collins, Fraser and O'Donnell

Absent: None

Staff Present: Planning Manager Watrous, Associate Planner Tyler and Meeting Recorder Williams

**ORAL COMMUNICATIONS**

No one spoke at this time.

**COMMISSION AND STAFF BRIEFING**

Planning Manager Watrous introduced new Associate Planner Laurie Tyler. Planning Manager Watrous also noted that the July 12, 2006 Planning Commission meeting will be cancelled and the July 26, 2006 Planning Commission might possibly be cancelled.

Commissioner O'Donnell noted that he is unable to attend the July 26, 2006 Planning Commission meeting.

**PUBLIC HEARING**

- 1. 18 UPPER CECILILA WAY; AMENDMENT TO THE TIBURON HIGHLANDS PRECISE DEVELOPMENT PLAN (PD #15) TO AMEND A BUILDING ENVELOPE; Andrew and Robin Bloch, Owners; Sutton Suzuki Architects, Applicants; Assessor's Parcel No. 034-360-23**

Chair Kunzweiler recused himself from this item.

Planning Manager Watrous reported that building envelopes have been established for this property and the applicant is now requesting to create a secondary building envelope that would extend thirty feet (30') to the rear of the approved building envelope for this lot. Development within the secondary building envelope would be limited to fences, walls, decks and accessory structures; the existing house could not be expanded into this new envelope area. He added that the applicants have submitted letters from neighbors on both sides who are in support of the project.

Elizabeth Suzuki, architect, discussed the project and noted that the secondary envelope would make the back yard more usable as there is not a lot of flat usable area to the rear of the house. She stated that this area seems like a natural place to place a spa as the hill goes up behind this location and this would give privacy to those using the spa. Ms. Suzuki added that the vegetation on the site would not be changed.

Commissioner Collins asked how far the spa would be above the grade. Ms. Suzuki replied that the spa would be no more than three feet above grade.

Commissioner Aguirre stated that he visited the site and felt that this was a completely appropriate use of the property.

Commissioner Collins stated that the project was a good use of space.

Commissioner O'Donnell agreed and noted that it was nice that the applicants had obtained the support of the neighbors.

Commissioner Fraser stated that he visited the site, and asked if the changes to this building envelope would set a precedent for other lots in this subdivision. Planning Manager Watrous responded that building envelopes are established when the subdivision is raw land with the best estimate of potential building locations; however, once buildings are erected, owners sometimes find that the approved envelope may not be in the best location. Mr. Watrous added that other building envelope amendments have been generally approved long as the future construction permitted would be consistent with the overall development pattern originally approved under the precise development plan.

**M/S, O'Donnell/Aguirre (passed 4-0-1) to adopt the resolution recommending approval of the amendment to the Town Council.**

Chair Kunzweiler returned to the meeting.

## **MINUTES**

### **2. Planning Commission Minutes – Special Meeting of May 31, 2006**

Amendments include:

Page 5, 3<sup>rd</sup> paragraph, 1<sup>st</sup> sentence, insert “addressed the right elements” after “adequately”

Page 5, 3<sup>rd</sup> paragraph, 3<sup>rd</sup> sentence, insert “or reason” after “benefit”

Page 5, 3<sup>rd</sup> paragraph, 3<sup>rd</sup> sentence, insert “presented” after “material”

Page 5, 3<sup>rd</sup> paragraph, last sentence, insert “he” after “said”

Page 5, last paragraph, 2<sup>nd</sup> sentence, insert “that” after “events”

Page 5, last paragraph, 2<sup>nd</sup> sentence remove “right now, and, therefore not” after “site”.

Page 5, last paragraph, last sentence, insert “at the present time” after “site”

Page 6, 1<sup>st</sup> paragraph, 1<sup>st</sup> sentence, insert “has to do” after “but”

Page 6, 1<sup>st</sup> paragraph, 2<sup>nd</sup> sentence, remove “necessarily”

Page 6, 1<sup>st</sup> paragraph, 2<sup>nd</sup> sentence, insert “it’s potential approval of” after “entitled”

Page 6, 3<sup>rd</sup> paragraph, 4<sup>th</sup> sentence, insert “i.e. Kol Shofar” after “facilities”

Page 6, 3<sup>rd</sup> paragraph, 4<sup>th</sup> sentence, remove “there has been so much fighting amongst each other” and insert “ that the verbal fighting and bantering between Kol Shofar and the neighborhood have gotten out of control”

Page 6, 3<sup>rd</sup> paragraph, 6<sup>th</sup> sentence, insert “had” after “he”

Page 6, 3<sup>rd</sup> paragraph, 6<sup>th</sup> sentence, insert “Council” after “Town”

Page 6, 3<sup>rd</sup> paragraph, 6<sup>th</sup> sentence, insert “revised” after “a”

Page 6, 4<sup>th</sup> paragraph, 3<sup>rd</sup> sentence, insert “Multi Purpose” after “the”  
Page 7, 2<sup>nd</sup> paragraph, 1<sup>st</sup> sentence, insert “he” after “that”  
Page 7, 2<sup>nd</sup> paragraph, 1<sup>st</sup> sentence, remove “to work out”  
Page 7, 2<sup>nd</sup> paragraph, 1<sup>st</sup> sentence, insert “could be worked out”  
Page 7, 2<sup>nd</sup> paragraph, 1<sup>st</sup> sentence, remove “go” after “to”  
Page 7, 2<sup>nd</sup> paragraph, 1<sup>st</sup> sentence, insert “take the matter” after “approach is to”  
Page 7, 4<sup>th</sup> paragraph, 1<sup>st</sup> sentence, insert “it appears that” after “lot”  
Page 7, 4<sup>th</sup> paragraph, 1<sup>st</sup> sentence, remove “any point” after “at”  
Page 7, 4<sup>th</sup> paragraph, 1<sup>st</sup> sentence, insert “many points” after “at”  
Page 8, 2<sup>nd</sup> paragraph, 1<sup>st</sup> sentence, remove “is” after “parking”  
Page 8, 2<sup>nd</sup> paragraph, 1<sup>st</sup> sentence, insert “remains” after “parking”  
Page 8, 2<sup>nd</sup> paragraph, 1<sup>st</sup> sentence, remove “because of the potential for significantly more overflow parking”  
Page 8, 2<sup>nd</sup> paragraph, last sentence, remove “because a facility has expanded”  
Page 8, 2<sup>nd</sup> paragraph, last sentence, insert “due to a facility expansion” after “cars”  
Page 11, 4<sup>th</sup> paragraph, last sentence, remove “that he cannot support the project”  
Page 11, 4<sup>th</sup> paragraph, last sentence, insert “at this time he s not in favor of the proposed staging area” after “stated”  
Page 11, 5<sup>th</sup> paragraph, last sentence, insert “said that he” after “he”  
Page 11, 7<sup>th</sup> paragraph, 2<sup>nd</sup> sentence, replace “asbestos” with “dust”  
Page 11, 7<sup>th</sup> paragraph, last sentence, replace “recommended” with “suggested”  
Page 12, 8<sup>th</sup> paragraph, last sentence, replace “possibly looking for another site” with “considering the feasibility of other sites”

**M/S, Collins/O'Donnell (passed 5-0) to approve the minutes as amended.**

## **DISCUSSION**

## **ADJOURNMENT**

The meeting was adjourned at 8:00 p.m.

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**JOHN KUNZWEILER, CHAIRMAN**

ATTEST:

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**SCOTT ANDERSON, SECRETARY**