

**MINUTES NO. 937
PLANNING COMMISSION
June 28, 2006
Regular Meeting
Town of Tiburon Council Chambers
1505 Tiburon Boulevard, Tiburon, California**

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, 3rd paragraph, 1st sentence, insert “addressed the right elements” after “adequately”

Page 5, 3rd paragraph, 3rd sentence, insert “or reason” after “benefit”

Page 5, 3rd paragraph, 3rd sentence, insert “presented” after “material”

Page 5, 3rd paragraph, last sentence, insert “he” after “said”

Page 5, last paragraph, 2nd sentence, insert “that” after “events”

Page 5, last paragraph, 2nd sentence remove “right now, and, therefore not” after “site”.
Page 5, last paragraph, last sentence, insert “at the present time” after “site”
Page 6, 1st paragraph, 1st sentence, insert “has to do” after “but”
Page 6, 1st paragraph, 2nd sentence, remove “necessarily”
Page 6, 1st paragraph, 2nd sentence, insert “it’s potential approval of” after “entitled”
Page 6, 3rd paragraph, 4th sentence, insert “i.e. Kol Shofar” after “facilities”
Page 6, 3rd paragraph, 4th 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, 3rd paragraph, 6th sentence, insert “had” after “he”
Page 6, 3rd paragraph, 6th sentence, insert “Council” after “Town”
Page 6, 3rd paragraph, 6th sentence, insert “revised” after “a”
Page 6, 4th paragraph, 3rd sentence, insert “Multi Purpose” after “the”
Page 7, 2nd paragraph, 1st sentence, insert “he” after “that”
Page 7, 2nd paragraph, 1st sentence, remove “to work out”
Page 7, 2nd paragraph, 1st sentence, insert “could be worked out”
Page 7, 2nd paragraph, 1st sentence, remove “go” after “to”
Page 7, 2nd paragraph, 1st sentence, insert “take the matter” after “approach is to”
Page 7, 4th paragraph, 1st sentence, insert “it appears that” after “lot”
Page 7, 4th paragraph, 1st sentence, remove “any point” after “at”
Page 7, 4th paragraph, 1st sentence, insert “many points” after “at”
Page 8, 2nd paragraph, 1st sentence, remove “is” after “parking”
Page 8, 2nd paragraph, 1st sentence, insert “remains” after “parking”
Page 8, 2nd paragraph, 1st sentence, remove “because of the potential for significantly more overflow parking”
Page 8, 2nd paragraph, last sentence, remove “because a facility has expanded”
Page 8, 2nd paragraph, last sentence, insert “due to a facility expansion” after “cars”
Page 11, 4th paragraph, last sentence, remove “that he cannot support the project”
Page 11, 4th paragraph, last sentence, insert “at this time he s not in favor of the proposed staging area” after “stated”
Page 11, 5th paragraph, last sentence, insert “said that he” after “he”
Page 11, 7th paragraph, 2nd sentence, replace “asbestos” with “dust”
Page 11, 7th paragraph, last sentence, replace “recommended” with “suggested”
Page 12, 8th 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.

JOHN KUNZWEILER, CHAIRMAN

ATTEST:

SCOTT ANDERSON, SECRETARY