



**TOWN OF TIBURON
PLANNING COMMISSION
1505 Tiburon Boulevard
Tiburon, CA 94920
Action and Approved Minutes
Regular Meeting
March 28, 2007 – 7:30 PM**

ACTION MINUTES NO. 945

CALL TO ORDER AND ROLL CALL *7:30 pm*

Present: Chairman Fraser, Vice Chairman Aguirre, Commissioner Collins,
Commissioner O'Donnell
Absent: Commissioner Kunzweiler

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. TIBURON GLEN RESIDENTIAL PROJECT: TENTATIVE SUBDIVISION MAP APPLICATION FOR THE CREATION OF THREE BUILDABLE LOTS OFF PARADISE DRIVE NEAR NORMAN WAY; Xanadu Property Holdings, Owner and Applicant, LLC; Assessor's Parcel No. 039-241-01 **Approved 4-0**

MINUTES

2. PLANNING COMMISSION MINUTES - REGULAR MEETING OF MARCH 14, 2007 **Adopted with Amendments 4-0**

ADJOURNMENT *7:50 PM*

APPROVED MINUTES NO. 945
PLANNING COMMISSION
March 28, 2007
Regular Meeting
Town of Tiburon Council Chambers
1505 Tiburon Boulevard, Tiburon, California

CALL TO ORDER AND ROLL CALL

Chair Fraser called the meeting to order at 7:30 P.M.

Present: Chairman Fraser, Vice-Chairman Aguirre, Commissioners Collins, and O'Donnell

Absent: Commissioner Kunzweiler

Staff Present: Director of Community Development Anderson and Minutes Clerk Hennessy

ORAL COMMUNICATIONS

None

COMMISSION AND STAFF BRIEFING

Director of Community Development Anderson stated there were no items scheduled for the April 11 meeting so the Commission might consider canceling that meeting, and there were several items scheduled for April 25th. He also noted that there will be a workshop with the Town Council, probably in May.

PUBLIC HEARING

1. TIBURON GLEN RESIDENTIAL PROJECT: TENTATIVE SUBDIVISION MAP APPLICATION FOR THE CREATION OF THREE BUILDABLE LOTS OFF PARADISE DRIVE NEAR NORMAN WAY; Xanadu Property Holdings, Owner and Applicant, LLC; Assessor's Parcel No. 039-241-01

Director of Community Development Anderson reviewed the staff report which stated that on April 19, 2006, the Town Council approved a precise development plan application (the Tiburon Glen Precise Development Plan; PD#22) for this property by adopting Resolution No. 22-2006; the precise development plan approved the project density; the size, location, and height of homes; and resolved the controversial issues associated with development of this property. The applicants are now applying for the tentative subdivision map approval that would establish the lot lines for the subdivision. Future applications would include a parcel map, subdivision improvement drawings, site plan and architectural review applications, and building permits for each residence.

Scott Hochstrasser thanked staff for their concise and brief report; stated he had been working with staff and supported the staff report and the draft resolution; noted he had also been working with the County

of Marin, Department of Fish & Game and has an off-site tree mitigation plan which the applicant will take to the Town Council shortly.

The Chair opened the public hearing. There was no one wishing to speak and the public hearing was closed.

In response to Commissioner Collins, Mr. Anderson stated the Town is reluctant to reference to Tree ordinance because it changes over time; could include something general. Regarding the tree relocation plans, he noted that the Town Council must approve the off-site site mitigation plan details before any grading can begin. The amount of broom removed will help determine the number of trees to be planted.

The draft Resolution was reviewed and the following changes were suggested by Commissioner Collins:

- 33. "...shall be (delete "submitted") **determined by the Town and memorialized in an agreement to be recorded at the time of the recordation of the Parcel Map.**
- 34. "...retaining walls shall be (delete "secured) **provided by the applicant as directed by the Town**
- 35. page 8, 4th line, delete "approved" and insert **required.**
- 40. 1st sentence delete "reviewed and accepted" and insert **subject to review and approval...**
- 49. end of sentence insert **prior to the expiration of the three year period**

Commissioner O'Donnell commended staff for the work on this application and supported the project. The other Commissioners agreed.

M/S (Aguirre/Collins passed 4-0) to adopt the Resolution, as amended, conditionally approving a Tentative Subdivision Map for a 3-Lot subdivision on Paradise Drive near Norman Way (PD#22, TIBURON GLEN PROJECT) A. P. NO. 39-241-01.

MINUTES

2. PLANNING COMMISSION MINUTES - REGULAR MEETING OF MARCH 14, 2007

Commissioner O'Donnell requested the following statement be included in the minutes, which he had stated at the March 14 meeting:

"In light of the construction going on near Blackie's Pasture, the application of the Landmark's Society to create landmark status for the trestle, and work by the municipal water district, the Town should hire a landscape architect to work on plans for improving the appearance of the Richardson Bay Lineal Park."

M/S (Collins /O'Donnell passed 4-0) to approve minutes as amended.

The Commission returned to the issue of canceling the April 11, 2007 meeting for lack of business. It was moved, seconded and unanimously approved to cancel the next regular meeting of April 11, 2007.

ADJOURNMENT

The meeting was adjourned at 7:50 P.M.

JIM FRASER, CHAIRMAN

ATTEST:

SCOTT ANDERSON, SECRETARY (ACTING)