



**TOWN OF TIBURON
PLANNING COMMISSION
1505 Tiburon Boulevard
Tiburon, CA 94920
Action and Approved Minutes
Regular Meeting
June 13, 2007 – 7:30 PM**

ACTION MINUTES

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. 78 MAIN STREET: CONDITIONAL USE PERMIT #1002; PROPOSAL TO RELOCATE AN EXISTING PILATES STUDIO FROM ITS CURRENT LOCATION AT 1626 TIBURON BOULEVARD; Zelinsky Properties, Owner; Stephanie Ziegler, Applicant; Assessor's Parcel No. 059-102-20 **Approved 4-0**
2. 700 TIBURON BOULEVARD: REQUEST FOR TIME EXTENSION FOR A CONDITIONAL USE PERMIT TO OPERATE A WIRELESS COMMUNICATIONS FACILITY; Belvedere Tennis Club, Owner; Sprint Nextel, Applicant; Assessor's Parcel No. 055-201-36 **Approved 2-0 (Aquirre and Collins Recused)**

MINUTES

3. PLANNING COMMISSION MINUTES – Regular Meeting of April 25, 2007
Approved As Amended 2-0
4. PLANNING COMMISSION MINUTES – Regular Meeting of May 9, 2007
Approved as Amended 2-0

ADJOURNMENT **7:45 PM**

**APPROVED MINUTES NO. 948
PLANNING COMMISSION
June 13, 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: Planning Manager Watrous, Associate Planner Tyler, Minutes Clerk Harper

ORAL COMMUNICATIONS

None.

COMMISSION AND STAFF BRIEFING

Planning Manager Watrous reported that a minor subdivision application would be agendized for the June 27th meeting.

PUBLIC HEARING

1. 78 MAIN STREET: CONDITIONAL USE PERMIT #1002; PROPOSAL TO RELOCATE AN EXISTING PILATES STUDIO FROM ITS CURRENT LOCATION AT 1626 TIBURON BOULEVARD; Zelinsky Properties, Owner; Stephanie Ziegler, Applicant; Assessor's Parcel No. 059-102-20

Assistant Planner Tyler presented the staff report, noting the proposal was to relocate an existing pilates studio within the downtown area. She said staff had reviewed the request for consistency with zoning regulations and found the operation to be consistent, suggested parking be reviewed by the Commission and recommended approval of the conditional use permit.

Commissioner Collins referred to the application's request to have two employee parking spaces be allocated off site and asked for confirmation that the Community Development Director keeps track of all allocated parking spaces in downtown parking lots. Planning Manager Watrous confirmed that records are kept regarding that information.

Stephanie Ziegler, applicant, noted the new location had many more advantages such as ground floor parking, nicer bathroom facilities, better location and ground floor access. She confirmed with Commissioner Collins that the parking situation would be much more desirable, as they would no longer need to validate parking for customers.

Chair Fraser closed the public hearing.

Commissioner O'Donnell supported the draft resolution, stating that this was a good business in a nice location.

Vice Chair Aguirre stated that this was a sound business, and would be consistent with the Town's direction to promote such uses downtown.

Commission Collins agreed with the comments of other Commissioners and asked that a reference to the location of the two employee parking spaces allocated to a remote parking lot be included in the resolution.

ACTION: It was M/S (Collins/Aguirre) to adopt the draft resolution conditionally approving the project, as amended to identify the addition of two employee parking spaces in the resolution. Vote: 4-0.

2. 700 TIBURON BOULEVARD: REQUEST FOR TIME EXTENSION FOR A CONDITIONAL USE PERMIT TO OPERATE A WIRELESS COMMUNICATIONS FACILITY; Belvedere Tennis Club, Owner; Sprint Nextel, Applicant; Assessor's Parcel No. 055-201-36

Planning Manager Watrous reported Vice Chair Aguirre and Commission Collins recused themselves from participating in the matter, as they are both members of the Belvedere Tennis Club. Mr. Watrous said a quorum would remain. Both Commissioners had no changes to the minutes, and they were excused for the evening.

Mr. Watrous gave the staff report, stating the request was for a time extension for a wireless communications facility that had been originally approved in 2000 and renewed in 2002. He said the radiation exposure report complied with FCC standards and he recommended that the Commission extend the conditional use permit for 5 years to June 13, 2012.

Jason Osborne, applicant, Sprint/Nextel, said he was available for questions of staff and the Commission.

Chair Fraser questioned whether or not the antennas would require relocation due to the refurbishment of the Tennis Club, and Mr. Osborne said the antennas would remain in their present location. **Chair Fraser** confirmed with Planning Manager Watrous that if relocation was necessary, the applicant would be required to return to the Planning Commission for consideration.

Michael Ecktut, President of the Belvedere Tennis Club, said they have no plans for relocating the current tower and that the project currently under construction was a good distance away.

There was no public comment and Chair Fraser closed the public hearing.

ACTION: It was M/S (O'Donnell/Fraser) to adopt the resolution granting a time extension for this conditional use permit until June 13, 2012. Vote: 2-0-2 (Aguirre and Collins recused).

MINUTES

3. PLANNING COMMISSION MINUTES – Regular Meeting of April 25, 2007

Planning Manager Watrous reported Commissioner Kunzweiler had submitted the following amendments to the minutes: Page 2, second paragraph to read, “**Commissioner Kunzweiler** asked about the if a temporary driveway was present on the site. Mr. Achuck replied that there is temporary paving in the same approximate location as the proposed driveway. He said that the finished driveway would be a little wider and the asphalt would be replaced with concrete, with no retaining walls.”

Page 2, 5th paragraph to read as follows, “**Commissioner Kunzweiler** wondered asked if the proximity of the proposed driveway to the future Parente Vista roadway would create any visual impacts. Planning Manager Watrous replied that this portion of the site is not that visible from other properties, except from afar.”

Page 4, delete the 3rd paragraph, as follows: “~~Commissioner Kunzweiler asked for an explanation of the costs column and the proposed roll over column. Director Anderson said the column identified as the FY 06/07 budget is how much was currently in that year’s budget for any particular item. In some areas, the line is left blank where no monies are available or proposed. Whatever items were listed in the final category were proposed or new, and roll-overs were items begun last year or needing to be folded together with additional work or carried over the next fiscal year, as well as the actual amount staff was proposing to have in FY 07/08 budget.~~”

Page 4, 6th paragraph to read, “**Commissioner Kunzweiler** requested seeing in the plan how projects relate to the General Plan in terms of priorities because the Commission spends a considerable an enormous amount of time prioritizing the General Plan into segments, as well as timeframes as to when they might be underway. He said one that comes to mind is the Traffic Calming on Centro West.”

Commissioner O'Donnell referred to page 2, 3rd full paragraph, and requested the first sentence to read as follows, “**Commissioner O'Donnell** stated that stated that he was on the Design Review Board when the Achuck house was approved, but he was a dissenting vote, because the driveway was so close to the property line and there was so much hardscape on the site..”

ACTION: It was M/S (Fraser/O'Donnell) to approve the minutes of April 25, 2007, as amended. Vote: 2-0-2 (Aguirre and Collins excused).

4. PLANNING COMMISSION MINUTES – Regular Meeting of May 9, 2007.

ACTION: It was M/S (O'Donnell/Fraser) to approve the minutes of May 9, 2007. Vote: 2-0-2 (Aguirre and Collins excused).

ADJOURNMENT

The meeting was adjourned at 7:45 P.M.

JIM FRASER, CHAIRMAN

ATTEST:

DANIEL M. WATROUS, SECRETARY