



**TOWN OF TIBURON
PLANNING COMMISSION
1505 Tiburon Boulevard
Tiburon, CA 94920
Action and Approved Minutes
Regular Meeting
October 10, 2007 – 7:30 PM**

ACTION MINUTES

CALL TO ORDER AND ROLL CALL At 7:30 PM

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

Absent: Commissioner Fraser,

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. 1655 MAR WEST STREET: REVIEW OF PUBLIC PATHWAY IMPROVEMENTS REQUIRED BY CONDITION OF APPROVAL ON A TENTATIVE SUBDIVISION MAP; Diane Ho, Owner and Applicant; Assessor Parcel No. 059-051-18 **Commission Comments Received**

MINUTES

2. PLANNING COMMISSION MINUTES – Regular Meeting of September 12, 2007
Approved as Amended 4-0

ADJOURNMENT At 8:00 PM

**MINUTES NO. 953
PLANNING COMMISSION
October 10, 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 Aguirre, Vice-Chairman O'Donnell, Commissioners Collins and Kunzweiler

Absent: Commissioner Fraser

Staff Present: Community Development Director Anderson

ORAL COMMUNICATIONS

None

COMMISSION AND STAFF BRIEFING

Staff Update – Community Development Director Anderson gave the following report:

- Before the meeting adjourns, he requested discussing a date for the Alta Robles field trip;
- The Town Council held its first reading of the Library Streamlining Ordinance and is scheduled to hold the second reading and adoption next Wednesday;
- There were no current items scheduled to be heard for the October 24, 2007 meeting.

Commission Information Items – None

PUBLIC HEARING

1. 1655 MAR WEST STREET: REVIEW OF PUBLIC PATHWAY IMPROVEMENTS REQUIRED BY CONDITION OF APPROVAL ON A TENTATIVE SUBDIVISION MAP; Diane Ho, Owner and Applicant; Assessor Parcel No. 059-051-18

Community Development Director Anderson said about two and a half years ago, the Planning Commission approved the Tentative Subdivision Map for a lot split at 1655 Mar West, which was a double frontage lot that also had frontage on Esperanza Street. As part of the conditions of approval, there was a requirement to improve an existing public pedestrian path that goes across the property. Currently, it is a dirt track and is subject to poor weather conditions. The idea was to improve it not only so that it is more of an all-weather surface but also there was a need to deal with the fact there was going to be another house built in that vicinity and there was a need to keep the public within the easement and off the private property.

Anderson stated that he and the Town Engineer have been working with the project designer on the plan and after several iterations; they have brought forward a plan that is acceptable to the staff. The condition

asks that the Planning Commission review and comment on the pathway improvements prior to the Parcel Map being deemed complete.

The drawings show an all-weather type surface, 5 feet wide of either crushed gravel or crushed rock; fencing could be installed along the line of the easement but not within it. There would be an improved path running the entire length of the pedestrian easement from where it enters the property at the end of Esperanza Street all the way down to where Mar West Street meets the property. There would be some improvements to the drainageway alongside the path, which drainageway currently washes over the trail during heavy storms. There will be public path signage placed at either end of the path, and some very small shrubs placed strategically toward the Esperanza terminus in order to keep people off the driveway that would lead to the garage of the new residence.

Director Anderson requested any comments or feedback from the Commission on the installation and/or design of the improvements.

Commissioner Kunzweiler questioned who was responsible for the maintenance of the path and what processes were in place to ensure maintenance is active. Director Anderson said the Town is responsible for the maintenance of the path and the Public Works staff has been responsible performing some minor improvements and weeding the area, and the Town will continue to be responsible for it.

Commissioner Collins asked to be shown where the three foot high sections of the fence start and end. Director Anderson requested that Mark Groody, project designer, point these out on the display drawings on the wall. Anderson explained that what is shown on the plans is the possibility of placing fencing outside the easement that appears to be open-wire type fencing and not solid fencing. Mr. Groody pointed out where 3 and 6 foot sections of the fence were shown on the drawings, and described the drainage and sewer line improvements related to the building.

Commissioner Collins asked if the improved drainage ditch would work in concert with other nearby improvements, and the applicant described the erosion trough and stated that some ground cobble would be embed into the side of it, which would allow for proper drainage.

There were no public comments.

Commissioner Kunzweiler voiced his support, felt maintenance of the pathway was well covered, ensured the wildflower area on the hill would be preserved and he felt the project was appropriate.

Vice Chair O'Donnell agreed, hoped the improvements to the ditch are made as natural as possible and also maintain the character of the area and pathway.

Commissioner Collins supported the project and had no specific comments.

Chair Aguirre said the project seems like an appropriate and non-invasive approach to the improvements, and supported it.

<p>ACTION: It was M/S (Kunzweiler/Collins) for staff to take Commission comments into consideration. Vote: 4-0-1 (Fraser absent).</p>
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MINUTES

2. PLANNING COMMISSION MINUTES – Regular Meeting of September 12, 2007

Commissioner Kunzweiler referred to minor changes in the minutes as follows:

Page 3, paragraph 6, line 5, delete the word “total” before confidence.

ACTION: It was M/S (Collins/O'Donnell) to approve the Planning Commission Minutes of September 12, 2007, as amended. Vote: 4-0-1.
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Regarding the Alta Robles Field Trip, Director Anderson said the applicant is still trying to work on pulling it altogether. It is about an \$80,000-\$100,000 job to get the story poles erected and it takes a long time. There is a lot of survey and placement work involved and they may not be ready before the end of the month. The field trip would also be publicly noticed and members of the community may also be present, so there are some liability issues to be addressed. He said Staff intends to notice the field trip, with a back-up cancellation date established in the case of rain. The Commission discussed dates and suggested November 14, 2007, at 2:30 in the afternoon, as the Planning Commission's evening meeting would be held on that date, with a back-up date of November 28, 2007, also at 2:30 p.m.

ADJOURNMENT

Having no further business, the meeting was adjourned at 8:00 p.m.

AL AGUIRRE, CHAIRMAN

ATTEST:

SCOTT ANDERSON, SECRETARY (ACTING)