



TOWN OF TIBURON
Tiburon Town Hall
1505 Tiburon Boulevard
Tiburon, CA 94920

Action Minutes - Regular Meeting
Tiburon Planning Commission
October 8, 2008 7:30 PM

ACTION MINUTES

TIBURON PLANNING COMMISSION

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

Chairman O'Donnell, Vice Chairman Kunzweiler, Commissioner Corcoran,
Commissioner Fraser, Commissioner Frymier

ORAL COMMUNICATIONS **There Were None**

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. Testimony regarding matters not on the agenda will not be considered part of the administrative record.

COMMISSION AND STAFF BRIEFING

Commission and Committee Reports
Director's Report

PUBLIC HEARING

1. 114-A MAIN STREET: CONDITIONAL USE PERMIT; PROPOSAL TO ESTABLISH A MASSAGE THERAPY BUSINESS; FILE #10810; Zelinsky Properties, Owner; Dawn Lundberg, Applicant; Assessor's Parcel Number 059-102-20 [LT] **Approved 5-0**

MINUTES

2. PLANNING COMMISSION MINUTES – Regular Meeting of September 24, 2008 **Approved as Submitted**

ADJOURNMENT 7:40 PM

PLANNING COMMISSION
MINUTES NO. 973
October 8, 2008
Regular Meeting
Town of Tiburon Council Chambers
1505 Tiburon Boulevard, Tiburon, California

CALL TO ORDER AND ROLL CALL:

Chair O'Donnell called the meeting to order at 7:30 p.m.

Present: Chair O'Donnell, Vice-Chair Kunzweiler, Commissioners Fraser, and Frymier

Absent: Commissioner Corcoran

Staff Present: Associate Planner Tyler and Minutes Clerk Levison

ORAL COMMUNICATIONS: None

COMMISSION AND STAFF BRIEFING: None

PUBLIC HEARING:

- 1. 114-A MAIN STREET: CONDITIONAL USE PERMIT; PROPOSAL TO ESTABLISH A MASSAGE THERAPY BUSINESS; FILE #10810; Zelinsky Properties, Owner; Dawn Lundberg, Applicant; Assessor's Parcel Number 059-102-20**

Associate Planner Tyler presented the staff report, stating that the applicant is requesting to open a massage therapy business in the approximately 312 square foot upper floor commercial space located at 114-A Main Street. The proposed hours of operation would be Tuesday through Saturday, 10:00 A.M. to 7:00 P.M., with the business closed Monday and Sunday. The applicant intends to practice therapeutic massage which may consist of deep tissue, sports, stretching therapy, myofascial release, injury repair and nutritional assistance. Soft music would be played during sessions and a few chairs would be located outside of the unit for clients to relax before or after their individual sessions. The applicant would be the sole proprietor and only therapist for this business. Staff recommends that the Planning Commission adopt the draft resolution conditionally approving this project.

Dawn Lundberg, applicant, said she is a certified massage therapist with eight years experience and has worked in various communities, often in conjunction with medical and chiropractic therapies. Ms. Lundberg explained that the size and community feel of Tiburon would be ideal for her business and both she and her clients are excited about the new location.

Vice-Chair Kunzweiler asked how she would propose to manage the flow of clients given that the space does not allow for a waiting room. Ms. Lundberg explained that this particular space works for her because of the attached outdoor area. She plans to set up a small seating area here and feels it should be sufficient to accommodate any overlap in visiting clients.

Vice-Chair Kunzweiler confirmed that the language of the resolution allows staff to review or revoke the conditional use permit should the operating parameters set forth in Exhibit A be substantially modified.

Vice-Chair Kunzweiler said he supports the project and the resolution as drafted. Commissioners Fraser and Frymier concurred, as did Chair O'Donnell.

ACTION: It was M/S (Kunzweiler/Fraser) to adopt the resolution conditionally approving the conditional use permit. Vote: 4-0.

MINUTES:

2. PLANNING COMMISSION MINUTES – Regular Meeting of September 24, 2008

ACTION: It was M/S (Fraser/Kunzweiler) to approve the minutes of the September 24, 2008 meeting, as drafted. Vote: 4-0.

ADJOURNMENT:

The Planning Commission adjourned the meeting at 7:40 p.m.

EMMETT O'DONNELL, CHAIRMAN

ATTEST:

LAURIE TYLER, SECRETARY