



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

Action and Approved Minutes - Regular Meeting
Tiburon Planning Commission
January 14, 2009 – 7:30 PM

ACTION MINUTES

TIBURON PLANNING COMMISSION

CALL TO ORDER AND ROLL CALL *At 7:30 PM*

Present: Chairman O'Donnell, Vice Chairman Kunzweiler, Commissioner Fraser
Absent: Commissioner Corcoran 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. 2000 PARADISE DRIVE: CONDITIONAL USE PERMIT: RESOLUTION DENYING APPLICATION TO REPLACE AN EXISTING RESTAURANT BUILDING (THE CAPRICE) WITH A NEW RESTAURANT BUILDING; FILE #10707; Point Tiburon Plaza, Inc., Owner; Hank Bruce Architects, Applicant; Assessor's Parcel No. 059-172-46 [DW] *Resolution Adopted (3-0)*

DISCUSSION ITEM

2. ANNUAL CALENDAR FOR 2009 *Calendar Reviewed*

MINUTES

3. PLANNING COMMISSION MINUTES – Regular Meeting of December 10, 2008
Approved as Amended (3-0)

ADJOURNMENT **7:40 PM**

PLANNING COMMISSION
APPROVED MINUTES NO. 975
January 14, 2009
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, Commissioner Fraser

Absent: Commissioners Corcoran and Frymier

Staff Present: Planning Manager Watrous and Minutes Clerk Levison

ORAL COMMUNICATIONS: None

COMMISSION AND STAFF BRIEFING:

Planning Manager Watrous noted correspondence on upcoming meetings, including the scoping session for the Easton Point EIR and the new flood maps potentially affecting the downtown area.

PUBLIC HEARING:

- 1. 2000 PARADISE DRIVE: CONDITIONAL USE PERMIT: RESOLUTION DENYING APPLICATION TO REPLACE AN EXISTING RESTAURANT BUILDING (THE CAPRICE) WITH A NEW RESTAURANT BUILDING; FILE #10707; Point Tiburon Plaza, Inc., Owner; Hank Bruce Architects, Applicant; Assessor's Parcel No. 059-172-46**

Planning Manager Watrous presented the staff report, noting that on December 10, 2008, the Planning Commission held a public hearing on the application to replace the existing Caprice Restaurant with a new restaurant building and, after considering the application, the Commission directed staff to prepare a resolution denying the conditional use permit. He recommended that the Planning Commission adopt the draft Resolution denying the conditional use permit.

Chair O'Donnell opened the public hearing.

Bill Lukens, President of the Lyford's Cove/Old Tiburon Homeowners Association, questioned and confirmed that the public hearing related to the denial of the conditional use permit.

Chair O'Donnell closed the public hearing.

Vice-Chair Kunzweiler proposed the following amendments to the draft Resolution:

- Section B, Item 2: “The current valet parking program provided on occasion by the restaurant ~~often~~ **periodically** results in traffic safety and parking impacts on the surrounding area. Valets and customers who park their own cars ~~often can~~ overwhelm...”
- Section E, Item B: “Further, the increased intensity of use that would be associated with the banquet room of the proposed restaurant building would result in ~~an~~ **significant** increase **in** the number of days that the restaurant would experience peak traffic and parking demand.”

ACTION: It was M/S (Kunzweiler/Fraser) to adopt the Resolution denying the conditional use permit, as amended. Vote: 3-0.

DISCUSSION ITEM:

2. Annual Calendar for 2009

Planning Manager Watrous reviewed items currently scheduled for review by the Planning Commission. He noted that there are a number of large projects that are not currently scheduled but will come before the Planning Commission.

Vice-Chair Kunzweiler asked about the anticipated schedule for the Alta Robles project. Planning Manager Watrous stated that staff is currently reviewing the administrative draft of the EIR and he expects the draft EIR will be circulated within the next several months.

Chair O’Donnell asked for clarification on the Library Expansion project as he was under the impression there would be no Planning Commission involvement. Planning Manager Watrous explained that the Town Council had previously adopted a streamlining policy that did not involve Commission review of the project, but the project has evolved and the Planning Commission would likely at least have a role in the scoping and review of the EIR.

MINUTES:

2. PLANNING COMMISSION MINUTES – Regular meeting of December 10, 2008.

Vice-Chair Kunzweiler requested an amendment to the minutes on Page 2, 2nd paragraph, 2nd sentence: “He stated that ~~an~~ Initial Study...”

ACTION: It was M/S (Kunzweiler/Fraser) to approve the minutes of the December 10, 2008 meeting, as amended. Vote: 3-0.

ADJOURNMENT:

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