



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

Action and Approved Minutes - Regular Meeting
Tiburon Planning Commission
April 8, 2009 – 7:30 PM

ACTION MINUTES

TIBURON PLANNING COMMISSION

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

Present: Chairman O'Donnell, Commissioner Fraser, Commissioner Frymier
Absent: Vice Chairman Kunzweiler, Commissioner Corcoran

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. CONSIDER RECOMMENDATION TO THE TOWN COUNCIL TO ACCEPT THE ANNUAL GENERAL PLAN IMPLEMENTATION STATUS REPORT FOR CALENDAR YEAR 2008 [LT] **RECOMMENDED ACCEPTANCE 3-0**
2. 761 HILARY DRIVE: FILES #19908 AND #10504; REVIEW OF CONDITIONAL USE PERMIT GRANTED TO EXPAND THE FACILITIES FOR AN EXISTING CHURCH (ST. HILARY CATHOLIC CHURCH) AND SCHOOL; Archdiocese of San Francisco, Owner/Applicant; Assessor's Parcel Nos. 055-253-20 and 055-221-06 [DW] **CONTINUED TO 4/22/09**

MINUTES

3. PLANNING COMMISSION MINUTES – Regular Meeting of March 11, 2009 **APPROVED AS SUBMITTED 3-0**

ADJOURNMENT **8:30 PM**

PLANNING COMMISSION
APPROVED MINUTES NO. 978
April 8, 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 7:34 p.m.

Present: Chair O'Donnell, Commissioners Fraser and Frymier

Absent: Vice-Chair Kunzweiler, Commissioner Corcoran

Staff Present: Director of Community Development Anderson, Associate Planner Tyler, and
Minutes Clerk Levison

ORAL COMMUNICATIONS:

There were none.

COMMISSION AND STAFF BRIEFING:

Director of Community Development Anderson provided the following preview of likely future items and dates:

- April 22, 2009 - Parente Vista Precise Development Plan, Annual Capital Improvement Budget review, and St. Hilary's annual CUP review;
- May 13, 2009 - The Town Library Expansion Project EIR Scoping Session and a CUP Amendment for an existing nursery school;
- May 12 - Public Workshop on the Housing Element Update.

PUBLIC HEARING:

**1. CONSIDER RECOMMENDATION TO THE TOWN COUNCIL TO ACCEPT
THE ANNUAL GENERAL PLAN IMPLEMENTATION STATUS REPORT FOR
CALENDAR YEAR 2008**

Associate Planner Tyler provided the staff report, noted that staff has identified three programs for abandonment since the last review in March 2008, and stated that Housing Element programs will be reviewed at a later date.

Chair O'Donnell opened the public hearing. There were no public speakers and immediately closed the public hearing.

Commissioner Fraser thanked staff for the detailed report and asked if there was any forecast on the completion of Land Use Element Implementation Program LU-f. Mr. Anderson said this is an active pursuit; the Town has retained an economic consultant to evaluate the impacts of possible property tax shifts and Town staff will review those findings this week before determining the next step.

Chair O'Donnell asked if the program includes all of Paradise Drive or only the pre-annexation portions. Mr. Anderson confirmed that the Town's vision has always included the whole of Paradise Drive and that any agreement reached would have to provide for the gradual annexation of its entire length.

Commissioner Frymier echoed Commissioner Fraser's comments and said she would arrange to obtain clarification on language with Mr. Anderson.

Chair O'Donnell referred to Housing Element Program DT-e and questioned the zoning status on the housing overlay at Tiburon Boulevard and Beach Road. Mr. Anderson confirmed that the former Delano's Market site and some of its neighbors are in an affordable housing overlay district. There has been considerable interest from developers and architects who are working to pull a plan together, and that staff anticipates reviewing and possibly increasing the density potential on the former DeLano's Market site as part of the Housing Element update.

Chair O'Donnell questioned whether the overlay district would extend all the way to Town Hall. Mr. Anderson responded that the affordable housing overlay extends to the private parking lot adjacent to Town Hall and includes the Chase Bank building site.

Chair O'Donnell thanked staff for the detailed report.

ACTION: It was M/S (Fraser/Frymier) to recommend acceptance of the Annual General Plan Implementation Status Report for CY 2008 to the Town Council. Motion carried 3-0.
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- 2. 761 HILARY DRIVE: FILES #19908 AND #10504; REVIEW OF CONDITIONAL USE PERMIT GRANTED TO EXPAND THE FACILITIES FOR AN EXISTING CHURCH (ST. HILARY CATHOLIC CHURCH) AND SCHOOL; Archdiocese of San Francisco, Owner/Applicant; Assessor's Parcel Nos. 055-253-20 and 055-221-06 [DW] CONTINUED TO 4/22/09**

This item was continued without discussion to the meeting of April 22, 2009.

MINUTES:

- 2. PLANNING COMMISSION MINUTES – Regular meeting of March 11, 2009.**

ACTION: It was M/S (Fraser/Frymier) to approve the minutes of the March 11, 2009 meeting, as drafted. Motion carried 3-0.

ADJOURNMENT:

The Planning Commission adjourned the meeting at 7:50 p.m.

EMMETT O'DONNELL, CHAIRMAN

ATTEST

SCOTT ANDERSON, SECRETARY