



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

Action and Approved Minutes - Regular Meeting
Tiburon Planning Commission
March 24, 2010 – 7:30 PM

ACTION MINUTES

TIBURON PLANNING COMMISSION

CALL TO ORDER AND ROLL CALL ***At 7:33 PM***

Chairman Kunzweiler, Vice Chair Frymier, Commissioner Corcoran, Commissioner Doyle, Commissioner Tollini

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. 145 ROCK HILL ROAD: AMENDMENT TO A CONDITIONAL USE PERMIT TO MODIFY THE HOURS OF OPERATION AT A NURSERY SCHOOL; FILE #11001; Community Congregational Church, Owner; Hawthorne Nursery School, Applicant; Assessor's Parcel No. 039-111-21 [DW] ***Approved (4-0)***
2. 5 STEVENS COURT: REQUEST TO AMEND THE FRAIGE PRECISE PLAN (PD #31) TO EXTEND THE EXISTING BUILDING ENVELOPE AND CREATE A NEW LANDSCAPE ENVELOPE; FILE #31002; Thomas and Susan Gallagher, Owners; Jeff Gustafson, Applicant Assessor's Parcel No. 058-111-26 [DW] ***Recommended Approval to Town Council (5-0)***

DISCUSSION ITEM

3. CONSIDER RECOMMENDATION TO THE TOWN COUNCIL TO ACCEPT THE ANNUAL GENERAL PLAN IMPLEMENTATION STATUS REPORT FOR CALENDAR YEAR 2009 **Recommended that Town Council Accept Report (5-0)**

MINUTES

4. PLANNING COMMISSION MINUTES – Regular Meeting of February 24, 2010 **Approved as Submitted (5-0)**

ADJOURNMENT *At 8:45 PM*

PLANNING COMMISSION
APPROVED MINUTES NO. 995
March 24, 2010
Regular Meeting
Town of Tiburon Council Chambers
1505 Tiburon Boulevard, Tiburon, California

CALL TO ORDER AND ROLL CALL:

Chair Kunzweiler called the meeting to order at 7:30 p.m.

Present: Chair Kunzweiler, Vice-Chair Frymier, Commissioners Corcoran, Doyle, and Tollini

Absent: None

Staff Present: Director of Community Development Anderson, Planning Manager Watrous, and Minutes Clerk Levison

ORAL COMMUNICATIONS: None

COMMISSION AND STAFF BRIEFING:

Director of Community Development Anderson noted and welcomed the return of the Planning Manager Dan Watrous.

He reported that the Town Council and staff held their annual retreat the prior evening. There was discussion on an alternate system for providing a quorum when multiple commissioners or board members are conflicted out of an item. The Council directed staff to look into possible

ways to address such an issue, which would most likely entail an ordinance that would be reviewed by the Commission.

PUBLIC HEARING:

1. 145 ROCK HILL ROAD: AMENDMENT TO A CONDITIONAL USE PERMIT TO MODIFY THE HOURS OF OPERATION AT A NURSERY SCHOOL; FILE #11001; Community Congregational Church, Owner; Hawthorne Nursery School, Applicant; Assessor's Parcel No. 039-111-21 [DW]

Vice-Chair Frymier stated she has one child attending each Belvedere Nursery School and Hawthorne Nursery School, recused herself from the item, and left the Council Chambers.

Planning Manager Watrous presented the staff report, stating that Community Congregational Church (CCC) currently occupies the property located at 145 Rock Hill Road. The tenant nursery school, Hawthorne Nursery School, currently operates a preschool on this property and begins its operations at 9 a.m. Monday through Friday. The applicant wishes to amend the current conditional use permit (CUP) for the nursery school to begin operations at 8:30 a.m. each day, with no other changes at this time.

Watrous stated the original use permit for CCC dates back to 1961; in 1968, CCC was granted a CUP to operate a nursery school with a maximum enrollment of 20 children on the premises. Last year, the operators of the Hawthorne Nursery School requested an amendment to the CUP to reflect the enrollment of approximately 38 children they had had for the last 25 years. The Planning Commission adopted Resolution No. 2009-03 approving the request and also limited the hours of operation to 9:00 a.m. to 12:30 p.m. on Mondays, Wednesdays, and Fridays and from 9:00 a.m. to 3:00 p.m. on Tuesdays and Thursdays.

The requested 8:30 a.m. start time is intended to allow parents dropping off children to the Hawthorne Nursery School to better coordinate drop-offs of other children with other schools in the community, which range from 8:00 a.m. to 8:20 a.m. The half hour separation between the starting time of St. Hilary School [8:00 a.m.] and the proposed Hawthorne Nursery School starting time [8:30 a.m.] should allow adequate time for parents to avoid increasing the traffic congestion at the Rock Hill Road/Tiburon Boulevard intersection.

During review of the use permit hearing in 2009, the Commission received complaints regarding other events and activities at this site. Issues related to church events and activities that are not directly related to the nursery school cannot be addressed as part of this subject application. Watrous noted that staff received one item of late mail from the Pilgrim Heights Homeowners Association (PHHA), which identified concerns over some of the issues discussed at the 2009 use permit hearing. These items were not included as conditions of approval on the use permit, which only addresses the maximum number of children and the allowed hours of operation.

Chair Kunzweiler opened the public hearing.

Betsy Wright introduced herself as next year's president of both the Hawthorne and Belvedere Nursery Schools. In her opinion, the proposed change would not increase traffic flow but would, in fact, allow for more families to carpool and/or minimize morning car trips. She said the school

conducted a survey of its parents, of which 2/3 indicated a preference for the proposed start time. She said the landlord (CCC) has approved the proposal and asked that the Commission approve the request to bring the school more in line with the offerings of other neighborhood preschools.

Ian Pearson, Pilgrim Heights Homeowners Association, read the late mail item referred to by the Planning Manager. He said this is not a matter of the neighborhood not supporting schools, noted that two PHHA members are schoolteachers, and said it is in that context that the letter was written.

Commissioner Corcoran recalled that at the 2009 Planning Commission hearing, the Commission requested that staff engage in a dialogue with CCC and neighbors. He asked Mr. Pearson if the homeowners association contacted Town staff. Mr. Pearson confirmed that he emailed both the Planning Manager and Director of Community Development one week later, but received no response. Commissioner Corcoran asked if he scheduled a meeting with staff or CCC. Mr. Pearson said no but asked what had happened to the task assigned to staff and what the Commission would have him do. Commissioner Corcoran asked what he would have the Town do. Mr. Pearson said he would like the Town to take up the direction of the Commission from last year, which seems to have fallen on deaf ears.

Commissioner Corcoran said he did not see how the Town had failed. Mr. Pearson said that he recalls, and the minutes show, that the Commission urged the Planning Manager to look into the larger issue of CCC events and the problems they were causing throughout the neighborhood. He said this was not tasked to the neighbors, who left that meeting comforted that their concerns had been heard and specific direction given to Town staff. He said neighbors felt they should allow a reasonable time for that to happen and were not inclined to get into a position of badgering.

Chair Kunzweiler said it is clear that Mr. Pearson is alluding to the Commission's request that staff work with CCC and neighbors to resolve any outstanding issues associated with the activities of the church. He said the discussion is moving a bit away from the issue of the nursery school and unfortunately morphing into larger issues with CCC. He asked staff how the issue has been handled to date and how it should be handled going forward.

Mr. Anderson said the minutes reflect that staff should engage in a dialogue with CCC regarding the issues of traffic and parking. Within a few months of this hearing, both he and the Planning Manager held had a lengthy meeting with CCC, including the church pastor and members of its governing board, to discuss on a point-by-point basis all the issues raised by PHHA. Staff received CCC assurances that the problems resulted from a prior lack of control and oversight, and CCC now believed that all issues related to noise, long events, and parking were currently properly managed. Staff felt satisfied that CCC had truly and sincerely attempted to remedy the prior problems and would be moving ahead in accordance with the provisions of MOU that they had entered into with the neighborhood some years earlier.

Mr. Pearson said he was pleased to hear as much, although it would have been helpful for that to be communicated to the neighbors before tonight.

Ann Lacey said she is a homeowner on Rock Hill Road as well as a teacher at the nursery school. She said that as a parent of two children who attended the school, as well as a past chairperson

and board member, she is acutely aware of the program's excellence and what it offers to the community's children. She said that in all the discussion she has heard from the board, parent convenience and financial incentives have been only benefits identified by the new start time. She stated concern that there has been no mention of what an additional 30 minutes of school time would mean to the children. She reminded the Commission of the current school hours, said the children work, learn, and play hard, and worried that this additional time could prove too taxing for children of such a young age. She said she is astonished the board did not find the issue important enough to discuss with teachers, the experts who work with these children every day. She acknowledged the issues of carpooling and coordinating with other schools in the area but said she has never heard of parents requesting that a school change its start time for their own convenience. She said her concerns stem from an educational perspective and asked the Commission to deny the request.

Andrew Thompson said the school has a long history and is a significant institution in this town. He noted that both he and his children attended there and guessed there are other second-generation students as well. He acknowledged the concerns of neighbors, said the impacts on that street have been felt by many, but that the school has generally been the minor impact associated with the site. He recalled CCC activities from the 1970s and 1980s, stating they were epic. He said that in his experience, parents have always been proactive and responsive to the needs of neighbors, provided those needs are communicated. He said it is difficult being a single dad and that extra half hour would mean a huge difference in his morning schedule and in turn make things easier on his children. He said that in these difficult times, it is important to embrace those changes and he encouraged the school to continue its dialogue with the neighborhood.

Betsey Wright responded to the concerns identified in the letter read by Mr. Pearson. She said that school director, Crystal Walker, is outside each day to greet cars, direct children, and manage the flow of traffic. She said the school has hosted only one on-site event this year, moving all but that one to other locations throughout town. Regarding improved signage, she explained that the school is more than happy to do so but that regretfully, CCC is unwilling to allow a larger sign. To Ms. Lacey's comments, she said it is a philosophical debate not suited to a CUP amendment. She noted that all other local preschools have the option to either start or drop off children as early as 8:00 a.m. and said that in her mind, that discussion has already been had.

There being no one else wishing to speak, Chair Kunzweiler closed the public hearing and brought the matter back to the Commission for deliberation.

Commissioner Doyle said good points were made on both sides. He noted that both of his children had attended the school; said he was scolded many times for activities related to difficulties with parking and turnaround, and that in his experience the school has always made it very clear where and how parents are allowed to drop students off. He cited his own difficulties with getting out of town in the morning and said he could support an earlier start time if it helps to alleviate these problems. He appreciated Ms. Lacey's comments, admitted he is not a teacher, but said he didn't believe his own children were ever bored or taxed by their time there. He supported the staff recommendation and strongly encouraged more cooperation between the school and neighbors.

Commissioner Tollini said she understands the concerns and frustrations of both neighbors and parents who feel they need to be in too many places at once. She also supported the staff recommendation as well as more communication between the school and neighbors.

Commissioner Corcoran concurred with the comments of Commissioners Doyle and Tollini. He said the neighbors and school seem to be in the same place they were one year before and strongly urged them to work with staff to resolve some of these issues. He said staff is limited in its resources but does stand by to help and facilitate in any way it can. He took exception to the late mail letter, which he said essentially attacked the Town for not doing enough. He said one email is not sufficient and asked neighbors to take the initiative to schedule a meeting with staff and the school. He said the proposal sounds positive, particularly if it helps to reduce the number of car trips on Tiburon Boulevard, and that the issue of what a child of this age can manage is outside his area of expertise. He recalled that the Commission discussed the idea of an annual CUP review last year, said he does not consider it to be onerous, and that it would both keep the school honest and facilitate a dialogue. He recommended that the Commission either request that the school return in one year or that staff procedurally establish an annual review.

Chair Kunzweiler supported the change recommend by staff. In response to Commissioner Corcoran's recommendation, he said it is important to keep in mind what is governed by the CUP. He said the Commission can only review what is contained within that permit, which would be enrollment levels and the hours of operation, and doubted the Commission has a fair vehicle with which to set an annual review. He said the question of what children can handle is not for the Commission to determine and that matters raised by the homeowners association, while important and relevant, are not related to the issue at hand. He requested that both staff and neighbors make sure to communicate any issues, but noted that they should be current issues and not those related to historical activities of the site. He stated support for the resolution as drafted.

Commissioner Corcoran seconded his point related to issues that are beyond the scope of what the Commission is addressing at this time. He again encouraged neighbors, the school, and the church, with staff standing by to facilitate, to get together and address the outstanding issues identified.

ACTION: It was M/S (Corcoran/Tollini) to adopt the draft resolution as submitted, approving the amendment to the conditional use permit to modify the hours of operation. Motion carried 4-0 (Frymier recused).

Vice-Chair Frymier re-entered the Council Chambers and returned to the dais.

2. 5 STEVENS COURT: REQUEST TO AMEND THE FRAIGE PRECISE PLAN (PD #31) TO EXTEND THE EXISTING BUILDING ENVELOPE AND CREATE A NEW LANDSCAPE ENVELOPE; FILE #31002; Thomas and Susan Gallagher, Owners; Jeff Gustafson, Applicant Assessor's Parcel No. 058-111-26 [DW]

Planning Manager Watrous presented the staff report, stating the applicant has requested an amendment to the Fraige Precise Plan for property located at 5 Stevens Court. The amendment seeks to expand the existing building envelope and create a new landscape envelope beyond the existing building envelope to accommodate two new decks to the rear of the house, legalize the

location of two existing decks that were constructed outside of the approved building envelope, and add a new arbor at the front of the site.

This house is well screened from the neighboring homes at 1 & 9 Stevens Court and other properties in the vicinity, and the rear of the subject site is heavily wooded. The new decks off the rear of the property would be only marginally visible from any neighboring properties and are screened by vegetation between the homes. Staff feels that the request is a minor adjustment, is consistent with the intent of the Fraige Precise Plan, and recommends the Commission adopt the resolution recommending conditional approval of the amendment to the Town Council.

Commissioner Doyle asked why the application is before the Planning Commission as opposed to the Design Review Board. Mr. Watrous explained that precise plans and precise development plans are reviewed by the Commission and ultimately approved by the Town Council, as specified by the Zoning Ordinance. Any amendment to those plans must follow that same process and then review of the proposed construction within the envelopes goes before the Design Review Board.

Chair Kunzweiler opened the public hearing.

Jeff Gustafsen, representing the applicant, thanked staff for their help and support. He stated the applicant is requesting a precise plan amendment to increase the size of the existing building envelope to allow for the addition of two decks. At the recommendation of the Planning Department, the applicant is also requesting expansion of the building envelope to include two existing decks that were built outside the existing envelope at the time of original construction in 1996. The existing decks are on the right and left rear sides of the house and afford little to no privacy for the applicant or adjacent neighbors. He referred to the site plan, stating that the proposed decks would be positioned to provide privacy for both the applicant and adjacent neighbors, and no other residences or properties would have views of any portion of these decks, which overlook open space. The larger of the proposed decks is on the lower grade level of the house and positioned 63.5' from the closest portion of the rear property line, which entirely abuts open space. The building coverage on the 33,000 square foot lot would be increased from 7.7% to 9.2%, and the floor area ratio would remain unchanged. He noted it is stipulated on the application that the expanded building envelope would be restricted from use for any living areas or uses not specified in the application.

There being no one else wishing to speak, Chair Kunzweiler closed the public hearing and returned the matter to the Commission for deliberation.

Vice-Chair Frymier said she visited the subject site as well as the Poulin's home at 9 Stevens Court. She said the Poulin's would in fact be able to see the deck from one of their own upper decks, but that they have submitted a letter in support of the project. She said she felt the home looks truncated in its current design and believed the proposed decks would complete the look of the home. She said the Commission's goal and objective is to improve and develop what we have in existing landscapes and believed this would clearly accomplish that goal. She noted there have been several changes made to the original precise plan and asked if this would be the second or third revision to this particular home.

Mr. Watrous said he believed this would be the second amendment for this particular property. He said there was a request related to increasing the floor area for this site, which was denied once prior to an eventual scaled-back approval. Vice-Chair Frymier explained that she did not wish to convey an impression that precise plan amendments are easy to obtain.

Commissioner Corcoran echoed her comments, stating the proposal seems reasonable, not unnecessarily dramatic, and does not significantly impact neighbors.

Commissioner Tollini concurred. She said it is a minor amendment that neither she nor the neighbors object to.

Commissioner Doyle also concurred. He said he believed the Rosenthal home would be the most impacted, that they did not seem to object to the project, and that he could support the staff recommendation.

Chair Kunzweiler said he too concurred with the plan as proposed.

ACTION: It was M/S (Frymier/Corcoran) to adopt the resolution recommending to the Town Council conditional approval of an amendment to the Fraige Precise Plan to adjust the existing building envelope and create a new landscape envelope for property at 5 Stevens Way. Motion carried: 5-0.

DISCUSSION ITEM:

3. CONSIDER RECOMMENDATION TO THE TOWN COUNCIL TO ACCEPT THE ANNUAL GENERAL PLAN IMPLEMENTATION STATUS REPORT FOR CALENDAR YEAR 2009

The Director of Community Development presented the staff report, stating that this is the annual General Plan Implementation Status review. In addition to meeting the requirements of State law, the report provides staff and Town officials with the means to measure and assess the progress of programs identified within the General Plan and to determine whether certain programs should be dropped from consideration because they are no longer desirable or germane.

Staff has identified three implementation programs, LU-f, C-d, and C-e, which it believes are most likely appropriate for abandonment. He clarified that the programs would not be deleted from the General Plan, but would no longer be actively pursued. All three programs dealt with the Town's longstanding efforts to reach agreement with the County of Marin on a formula for sharing maintenance costs of Paradise Drive. The costs associated with future annexation of Paradise Drive and its surrounding properties are considerable. He noted that at the end of 2009, after years of talks, the County flatly rejected the Town's best offer on the matter.

Mr. Anderson reported that the Town's new Zoning Ordinance, which implements many of the General Plan programs tied to its adoption, was adopted by the Town Council earlier this month and will go into effect next month.

Staff recommends that the Commission hold discussion on the item and vote to forward the report to the Town Council for acceptance.

Chair Kunzweiler noted that certain high-priority items have seen no progress and asked what process staff uses to prioritize work and efforts. Mr. Anderson explained that it is largely based on the availability of staff time and financial resources. For those matters that are beyond in-house expertise, it is unlikely that the Town would have the funding to move those programs forward. He explained that many of those are Housing Element programs, which are notoriously difficult and tend to require expertise that the Town does not have on staff. He said the Town is currently in the process of a complete Housing Element rewrite that will address many of those programs. He noted that the Housing Element does contain a required section that lists and discusses the progress of all current Housing Element programs, but he would not want this status report to prejudge that section of the Housing Element update.

Referring to the identified status of several programs and particularly Program SE-h, Vice-Chair Frymier questioned what “NA” represents. Mr. Anderson said “not applicable” and explained that this particular program, which speaks to the Town conducting an immediate post-earthquake assessment, is dependent upon the occurrence of an earthquake.

Vice-Chair Frymier asked if the same concept applies to Program LU-e and if the Town does not already require a lighting plan as part of the review process. Mr. Anderson directed her to the program description, which states that Site Plan and Architectural Review application forms were revised in 2006 to include this information. He explained that the program is identified as “ongoing” with an “NA” status because the requirement for submittal of a lighting plan is ongoing, although he said the status could probably be changed to “complete” since the actual program has been implemented.

Chair Kunzweiler said there would appear to be a number of similarly identified programs throughout the report and that Vice-Chair Frymier raises a good point that certain issues look to be ongoing when in fact they are resolved.

Commissioner Tollini questioned how an abandoned program would be reinstated. Mr. Anderson explained that General Plan amendments are incredibly involved and it simply makes more sense to deem a program inactive rather than removing it from the General Plan. He said it is possible that a program could be reactivated at a later date.

Referring to Program LU-f, Chair Kunzweiler provided an example where Paradise Drive residents could organize to try and bring that issue back to life. Mr. Anderson said that would be possible, if for instance residents proposed assessing themselves to address the road maintenance issue.

Commissioner Corcoran asked, and Mr. Anderson confirmed, that state law does not prohibit abandonment of a program. Mr. Anderson explained that California is still largely a “local control” state where cities and counties have wide latitude over most areas of local land use regulation.

The Commission reviewed each section of the report, provided minor wording amendments, and discussed the following programs for the sake of clarification:

Open Space & Conservation Element

OSC-e

Commissioner Corcoran said it seemed there might be several environmental groups who would be happy to come together for the purposes of accomplishing this program. He recalled that many came forward in the last few months to speak about the Alta Robles project and asked if there are requirements governing a “clearinghouse.” Mr. Anderson explained that this is more a list of agencies, contact persons, and their general areas of responsibility and does include a number of resource agencies. He said that list is developed, although the contacts do change as people come and go.

Commissioner Corcoran suggested that would be helpful to post on the Town’s website, if it is not already. Mr. Anderson said he would inquire about it but that there would be difficulties with keeping it up to date.

OSC-m

Chair Kunzweiler requested a definition of “BMP.” Mr. Anderson said it stands for best management practices and offered to spell that out if the Commission would prefer. He explained that without the context of the rest of the General Plan, the explanation of certain terms used in the programs is sometimes lost in the bare recital of the program text.

Commissioner Corcoran thanked the Town for its purchase of low emission vehicles and asked if any other vehicles were purchased in 2009. Mr. Anderson said he was not aware of any.

Downtown Element

DT-e

Commissioner Corcoran said he agrees that this is a high-priority and requested an update on improvements at the intersection of Tiburon Boulevard and Beach Road. Mr. Anderson said that staff continues to work with property owners on that. He said the Boardwalk Shopping Center is planning to bring in Woodlands Market onto that corner next year. The market at the other corner went out of business and the building is currently sitting vacant.

Commissioner Doyle asked if there are any plans for the property housing Sharks Deli. Mr. Anderson said the owners are working on plans for redevelopment of that site, although noted that they have submitted many applications over the years, some of which were approved, and have moved forward with none.

DT-h

Commissioner Corcoran said he likes the idea of an entry sign/planter area and suggested the Chamber of Commerce may be interested in partnering with the Town on that. Mr. Anderson said that the entire Lyford Drive parking area is the likely area to act as an entrance to the downtown. He said that working with the Chamber may be possible, but that the project concept has already been approved by the Town Council and is headed to the engineering phase at this time.

Circulation Element

C-f

Chair Kunzweiler questioned and confirmed with and Mr. Anderson that negotiations with the County of Marin relative to Paradise Drive have emphatically ended.

He requested clarification on this program and asked if it somehow mitigates the abandonment of Programs C-d and C-e. Mr. Anderson confirmed, noted there has also been some success in applying for reinvestment monies, and said this program basically encourages lobbying and applying for funding.

Commissioner Doyle recalled an instance when the traffic lights were out at Trestle Glen during the morning commute and that there was no traffic because the Tiburon Police Officer on site was able to conduct traffic to the point that there was no back up of cars. He said he has called the Police Department to request that Caltrans put in some sort of light control unit to enable officers to control the lights as appropriate. He asked if the Town has any jurisdiction in the matter and if so, is looking into it. Mr. Anderson confirmed the Town has no jurisdiction and said Caltrans is extremely particular about who has access to their signal equipment.

Safety Element

Chair Kunzweiler requested an update on the Get Ready program. Mr. Anderson said the Town does still employ an emergency services coordinator for ongoing work related to the program. He said many people on the peninsula have been trained but that new residents are always moving into town.

Housing Element

H-1C

Commissioner Corcoran acknowledged the MMWD fee reduction for secondary dwellings and asked if the Town is working to get any other special district fees waived. Mr. Anderson said there is no real opportunity for that. He said the sanitary agencies could be very helpful in that regard, but to date have not shown interest in doing so. He noted that Sanitary District No. 5 recently provided the Council with a presentation that indicated their fees would increase dramatically over the next few years.

H-2

Chair Kunzweiler requested an explanation of H-2 and H-3 funds. Mr. Anderson explained that H-2 essentially asks the Town Council to use General Fund monies to continue to build the Housing Set Aside Fund, which stopped accruing money once the Redevelopment Agency sunset some years ago. The Council has not yet chosen to make that financial decision. Relative to H-3, he said that Proposition 46 funds have dried up, as have many of these programs. The ones that are still in place are handled by the Housing Authority, who makes those monies available to residents throughout the county.

Chair Kunzweiler thanked staff for a thorough report and their ability to manage so many programs so effectively.

Commissioner Corcoran concurred and said he was very impressed overall.

Vice-Chair Frymier said she brought up the issue of “NA” project status because it looked as though the ball had been dropped, when in fact it clearly was not. She suggested that an “NA” status on a high priority item does not clearly represent the positive progress of a program.

ACTION: It was M/S (Frymier/Doyle) to recommend acceptance of the Annual General Plan Implementation Status Report for Calendar Year 2009, as amended. Motion carried: 5-0.

MINUTES:

4. PLANNING COMMISSION MINUTES – Regular Meeting of February 24, 2010

ACTION: It was M/S (Corcoran/Tollini) to approve the minutes of February 24, 2010, as submitted. Motion carried: 5-0.

ADJOURNMENT:

The Planning Commission adjourned the meeting at 8:45 p.m.

JOHN KUNZWEILER, CHAIRMAN
TIBURON PLANNING COMMISSION

ATTEST:

DANIEL M. WATROUS, SECRETARY (ACTING)