



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

Action and Approved Minutes - Regular Meeting  
Tiburon Planning Commission  
June 9, 2010 – 7:30 PM

## ACTION MINUTES

### TIBURON PLANNING COMMISSION

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

**Present:** Vice Chair Frymier, Commissioner Corcoran, Commissioner Doyle,  
Commissioner Tollini

**Absent:** Chairman: Chairman Kunzweiler

#### 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. 600 NED'S WAY: CONSIDER RECOMMENDATION TO TOWN COUNCIL REGARDING ADOPTION OF AN ORDINANCE ESTABLISHING A STREAMLINED DEVELOPMENT REVIEW PROCEDURE FOR THE BELVEDERE-TIBURON RECREATION COMMITTEE NED'S WAY PROJECT; Town of Tiburon, Owner and Applicant; Assessor's Parcel No. 058-151-27  
*Recommended Adoption to Town Council 3-0 (Doyle Recused)*

MINUTES

2. **PLANNING COMMISSION MINUTES – Regular Meeting of May 26, 2010**  
**Adopted as Submitted 4-0**

ADJOURNMENT **At 7:50 PM**

PLANNING COMMISSION  
APPROVED MINUTES NO. 998  
June 9, 2010  
Regular Meeting  
Town of Tiburon Council Chambers  
1505 Tiburon Boulevard, Tiburon, California

---

**CALL TO ORDER AND ROLL CALL**

Vice-Chair Frymier called the meeting to order at 7:30 p.m.

Present: Vice-Chair Frymier, Commissioners Corcoran, Doyle, and Tollini  
Absent: Chair Kunzweiler  
Staff Present: Director of Community Development Anderson and Minutes Clerk Levison

**ORAL COMMUNICATIONS**

There were none.

**COMMISSION AND STAFF BRIEFING**

Community Development Director Anderson reported a review of the revised Parente Vista Precise Development Plan is scheduled for the next Commission meeting. The meeting will also include some General Plan amendments regarding ridge trail alignment that have come out of court rulings and a settlement agreement. He stated staff has agendized the election of officers for the July 14<sup>th</sup> meeting, as well as oral comments on the Library Expansion Project DEIR. The DEIR will be released to the public June 10<sup>th</sup> and the Commission will be supplied with paper and compact disk copies for review.

Vice-Chair Frymier stated she would be out of town the month of July.

Mr. Anderson noted Commissioner Doyle lives within 500 feet of the Public Hearing item site, said he would be stepping down, and suggested that the Commission attend to approval of the Minutes first.

**MINUTES:**

2. **PLANNING COMMISSION MINUTES – Regular Meeting of May 26, 2010**

ACTION: It was M/S (Corcoran/Doyle) to approve the minutes of May 26, 2010, as drafted.  
Motion carried: 4-0-1 (Kunzweiler absent).

## **PUBLIC HEARING**

**1. 600 NED'S WAY: CONSIDER RECOMMENDATION TO TOWN COUNCIL REGARDING ADOPTION OF AN ORDINANCE ESTABLISHING A STREAMLINED DEVELOPMENT REVIEW PROCEDURE FOR THE BELVEDERE-TIBURON RECREATION COMMITTEE NED'S WAY PROJECT; Town of Tiburon, Owner and Applicant; Assessor's Parcel No. 058-151-27**

Commissioner Doyle recused himself because of his home's proximity to the site and left the chambers.

Community Development Director Anderson presented the staff report, stating this is a streamlining ordinance that would exempt the Joint Recreation project currently under study for the Ned's Way location from several standard elements of the review process. The specific elements that would be streamlined would be those contained in the Zoning Ordinance (conditional use permit and site plan and architectural review), provisions of the Encroachment Permit Ordinance, and any policies that have sprung from that. The Town Council has asked staff to move forward with a streamlining ordinance that would create a Town review and decision-making process, including CEQA review, vested solely with the Council. The Council may, if it chooses, refer the project to any boards or commissions and Council will be using the same criteria that the Board and Commission would normally use in their own review. Mr. Anderson stated that staff finds the ordinance to be consistent with the policies of the General Plan. It has been a practice of the Town to streamline major public projects, including the Town Hall Building, the Tiburon Police Station, and the Library.

Commissioner Tollini asked if the expedited process would allow the site to be operational before the next school year begins. Mr. Anderson said it could not be operational that quickly and could not provide an estimated date. He said the Council is still gathering information on the project, including what the total cost would be and if that is something they are willing to fund. He said Belvedere and the Joint Recreation Committee are likely to assist with the cost, but it will ultimately be an expensive project. He explained the ordinance simply puts the Council in a position to act quickly if everything else falls into place.

Vice-Chair Frymier inquired after the origins of the ordinance. Mr. Anderson explained the Town Manager presented the issue to the Council in May. The Council gave her the authority to conduct initial studies regarding feasibility and cost, and also directed her to begin the streamlining ordinance process.

Vice-Chair Frymier asked how this would affect the overall timeline. Mr. Anderson explained that by consolidating these actions into one review by the Council, the risk of appeals is removed. On an uncontested project, this ordinance may only save one or two months, but if contested through appeals, a six-month delay could result.

Vice-Chair Frymier asked how the public felt about the streamlining associated with the other projects. Mr. Anderson said there was no outcry from the citizenry over the previous ordinances.

Vice-Chair Frymier opened the public hearing.

Joyce Larson said she lives at the Hilarita across Ned's Way from the site, stated her strong concern regarding the potential for noise and her opposition to the project.

There being no one else present to speak, Vice-Chair Frymier closed the public hearing.

Commissioner Tollini asked, and Mr. Anderson confirmed, that there would be opportunity for public comment when this item goes before the Town Council.

Commissioner Corcoran thanked Ms. Larson for her comments. He assured her that the Commission heard her comments, but explained that tonight's item relates more to what the process will be than the project itself. He said he could support the ordinance, for all the reasons outlined by staff, as well as the opportunity it provides for the Town's youth. He noted that interest in and a need for increased childcare facilities is expressed in the General Plan. He appreciated that the streamlined process would preserve some public monies by minimizing the necessity for multiple hearings while still providing a public forum.

Vice-Chair Frymier also expressed her support for the ordinance. She said the need for additional schooling and childcare opportunities have been vocalized for some time. She the growth of this community, and that of Reed Elementary, are a compliment to what we are doing in this town. She said she respects the Council for the decisions it will make regarding this site and encouraged everyone to look at the other town projects that were developed through this process. She said each public project was debatable in some way, and yet they are all now a wonderful compliment to this community. She urged the public not to be too reluctant to support appropriate growth and said she fully supports the decisions of the Council.

Commissioner Tollini stated for the record that she formerly served on the Joint Recreation Committee Board.

ACTION: It was M/S (Corcoran/Tollini) to adopt the resolution recommending adoption of the proposed ordinance. Motion carried: 3-0 (Doyle recused; Kunzweiler absent).
--

**ADJOURNMENT**

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

\_\_\_\_\_  
CATHY FRYMIER, ACTING CHAIRMAN  
TIBURON PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
SCOTT ANDERSON, SECRETARY (ACTING)