



TOWN OF TIBURON
Town Council Chambers
1505 Tiburon Boulevard
Tiburon, CA 94920

March 1, 2006
6:30 P.M. – Closed Session
6:45 P.M. – Interviews
7:30 P.M. – Regular Meeting

ASSISTANCE FOR PEOPLE WITH DISABILITIES

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Town Clerk at (415) 435-7377. Notification 48 hours prior to the meeting will enable the Town to make reasonable arrangements to ensure accessibility to this meeting.

AVAILABILITY OF INFORMATION

Copies of all agenda reports and supporting data are available for viewing and inspection at Town Hall and at the Belvedere-Tiburon Library located adjacent to Town Hall. Agendas and minutes are posted on the Town's website, www.ci.tiburon.ca.us.

Upon request, the Town will provide written agenda materials in appropriate alternative formats, or disability-related modification or accommodation, including auxiliary aids or services, to enable individuals with disabilities to participate in public meetings. Please send a written request, including your name, mailing address, phone number and brief description of the requested materials and preferred alternative format or auxiliary aid or service at least 5 days before the meeting. Requests should be sent to the Office of the Town Clerk at the above address.

PUBLIC HEARINGS

Public Hearings provide the general public and interested parties an opportunity to provide testimony on these items. If you challenge any proposed action(s) in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing(s) described later in this agenda, or in written correspondence delivered to the Town Council at, or prior to, the Public Hearing(s).

TIMING OF ITEMS ON AGENDA

While the Town Council attempts to hear all items in order as stated on the agenda, it reserves the right to take items out of order. No set times are assigned to items appearing on the Town Council agenda.

AGENDA

CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

(Section 54956.9(c))

Claim of Mary Morrison

INTERVIEWS – Planning Commission Vacancy

- 6:45 p.m. - Jack Mavis, 407 Paradise Drive
- 6:55 p.m. - Cathy Frymier, 9 Linda Vista Avenue
- 7:05 p.m. - Frank Glassner, 11 Turtle Rock Court
- 7:15 p.m. - Emmett O'Donnell, 1885 Mountain View Drive

TIBURON REDEVELOPMENT AGENCY

CALL TO ORDER AND ROLL CALL

Boardmember Berger, Boardmember Fredericks, Boardmember Slavitz, Vice Chair Gram, Chair Smith

NEW BUSINESS

1. Adoption of Minutes – June 29, 2005
2. Adopt Audit Report for FY ending June 30, 2005

ADJOURNMENT

TIBURON TOWN COUNCIL

CALL TO ORDER AND ROLL CALL

Councilmember Berger, Councilmember Fredericks, Councilmember Slavitz, Vice Mayor Gram, Mayor Smith

ORAL COMMUNICATIONS

Persons wishing to address the Town Council on any subject not on the agenda may do so now. Please note however, that the Town Council is not able to undertake extended discussion or action tonight on items not on the agenda. Matters requiring action will be referred to the appropriate Commission, Board, Committee or staff for consideration and/or placed on a future Town Council meeting agenda. Please limit your comments to no more than three (3) minutes.

APPOINTMENTS TO BOARDS, COMMISSIONS & COMMITTEES

- Planning Commission Vacancy
- Reappoint Commissioners whose Terms Expired on February 28, 2006

RECOGNITION OF OUTGOING AND PAST COMMISSIONERS AND BOARD MEMBERS

- Planning Commission (Jim Hermann, Steve Stein)
- Design Review Board (Mike Figour)
- Heritage & Arts Commission (Andrea Morgan, Meg Abbott, Donna Kline)

CONSENT CALENDAR

All items on the Consent Calendar may be approved by one motion of the Town Council unless a request is made by a member of the public, staff or Town Council that an item be transferred to the Regular Agenda for separate discussion and consideration. Likewise, any item on the Regular Agenda may be moved to the Consent Calendar. If you would like to speak on any of these items on the Consent Calendar below, please do so now.

1. **Approval of Town Council Minutes** – February 15, 2006
2. **Recommendation by Director of Administrative Services** - Accept Town Monthly Investment Summary for January 2006
3. **Recommendation by Director of Administrative Services** – Accept Town Audit Report for FY ending June 30, 2005
4. **Recommendation by Director of Administrative Services** – Reallocation of Reserves for FY 2005-06
5. **Recommendation by Town Manager** – Adopt Goals and Objectives from Town Council/Staff Retreat
6. **Recommendation by Town Manager** – Budget Amendment to Purchase and Install Sign at Ferry Landing in honor of Ed Zelinsky
7. **Recommendation by Town Manager** – Authorize Retention of Executive Recruiter for Town Manager Position
8. **Recommendation by Associate Planner** – Adopt Resolution Partially Granting Appeal of Design Review Board Approval of Site Plan and Architectural Review for Construction of Additions to an Existing Single-Family Dwelling with a Floor Area Exception

Address: 430 Ridge Road
Applicant: Mark Garay
Appellants: Fred & Casey Hannahs
APN: 059-082-22

9. **Recommendation by Interim Director of Public Works/Town Engineer** – Budget Amendment for Relocation of Gas Main at Fountain Plaza

REGULAR AGENDA

10. **Presentation by Pedersen Landscape Architects** – Re-Design of Downtown Fountain Plaza and Request for Authorization to Prepare Plans and Specifications

PUBLIC HEARING

11. **Recommendation by Director of Community Development** – Adoption of Tiburon Glen Precise Development Plan (PD#22) to Create Three Building Sites on a 26.03 Acre Parcel; Review of Second Addendum to Certified EIR

Address: 3700 Block of Paradise Drive near Norman Way
Applicant: Xanadu Property Holdings, Inc., Owners
AP No.: 039-241-01

- a) A Resolution of the Town Council of the Town of Tiburon Amplifying and Supplementing Provisions of the Tiburon Zoning Ordinance With Respect to Planned Development #22 by Approving the Tiburon Glen Precise Development Plan and Adopting a Mitigation Monitoring Program Assessor Parcel No.39-241-01
12. **Recommendation by Director of Community Development and Planning Manager** – General Plan and Zoning (Chapter 16 of the Town Code) Text Amendments

- a) Amendments to Land Use Element of General Plan and Adoption of an Updated Zoning Map and Planned Development Map
- (1) An Ordinance of the Town Council of the Town of Tiburon Amending Title IV, Chapter 16 (Zoning) of the Tiburon Municipal Code to Add a “Parks & Recreation” Zone and To Adopt a Revised Zoning Map and Planned Development Map

Second Reading and Adoption of Ordinance

- b) Zoning Text Amendments to Modify Site Plan and Architectural Review Requirements for Mechanical Equipment, Exterior Lighting and Safety Railings; Amend Definitions for Floor Area Ratio and Wet Bars

- (1) An Ordinance of the Town Council of the Town of Tiburon Amending Title IV, Chapter 16 (Zoning) of the Tiburon Municipal Code by Making Text Amendments Thereto

Second Reading and Adoption of Ordinance

COUNCIL AND COMMITTEE REPORTS

WRITTEN COMMUNICATIONS

Town Council Weekly Digest – February 17, 2006

Town Council Weekly Digest – February 24, 2006

ADJOURNMENT

FUTURE AGENDA ITEMS – Note: These items are tentative until they appear on the final agenda

- Del Mar Valley Utility Undergrounding Assessment District Recommendation to Preliminarily Approve Supplemental Engineer's Report and Direct related Actions – (**March 13 – Special Meeting, 6:00 p.m.**)
- Lyford Cove Utility Undergrounding Supplemental Assessment District – Ballot Count – (March 15)
- Appeal by Abraham Valentino of fines for expired building permit – (March 15)
- Appointment of Interim Town Manager and Resolution Approving Signature Authority – (March 15)
- Zoning Text Amendments – (April 5)
- Report on Proposed Hawthorne Terrace Utility Undergrounding Assessment District – (April 5)
- New Light Standards on Tiburon Boulevard
- Organization and Operational Reivew of Jt. Recreation Department