



**Town of Tiburon
STAFF REPORT**

AGENDA ITEM 2

TO: PLANNING COMMISSION
FROM: SCOTT ANDERSON, DIRECTOR OF COMMUNITY DEVELOPMENT
SUBJECT: FILE #30403: CONSIDER RECOMMENDATION TO THE TOWN COUNCIL REGARDING A PRECISE DEVELOPMENT PLAN (PD#22) TO CREATE FOUR BUILDING SITES ON A 26.03 ACRE PARCEL; REVIEW OF ADDENDUM TO CERTIFIED EIR; 3700 BLOCK OF PARADISE DRIVE NEAR NORMAN WAY; XANADU PROPERTY HOLDINGS, INC., OWNERS; ASSESSOR’S PARCEL NO. 39-241-01

REPORT DATE: JANUARY 21, 2005

MTG. DATE: JANUARY 26, 2005 _____

BACKGROUND

This item is continued from a special meeting held on December 13, 2004. At the conclusion of that meeting, the Planning Commission indicated that the 4-lot plan being proposed was unacceptable due to the severity of significant unavoidable environmental impacts, and indicated that the offered public benefits of the project did not outweigh the remaining level of impacts. The Commission offered the applicant the opportunity to return with a revised project that reduced impacts, or have the Commission take action at that time. The applicant requested a continuance to consider redesign options.

Subsequent to the meeting, the applicant declared an intention to explore a variety of 3-lot alternatives and to work with neighborhood residents and the Planning Commission toward an acceptable project design “in concept” prior to undertaking the detailed and time-consuming design and engineering associated with a full-blown Precise Development Plan submittal.

In a phone call with Staff on January 21, 2005, the applicant’s representative, Scott Hochstrasser, requested that the item be continued. He was uncertain as to a date when a workshop could be held.

RECOMMENDATION

Staff recommends that the Planning Commission continue the item to a date uncertain, with any workshops or meetings before the Planning Commission to be re-noticed.