

# Town of Tiburon

## STAFF REPORT



AGENDA ITEM \_\_\_\_\_

TO: **Members of the Planning Commission**

FROM: **Kevin Bryant, Advance Planner**

SUBJECT: **Vacant Land Update**

MEETING DATE: **March 23, 2005**

REVIEWED BY: SA

### BACKGROUND

At a recent hearing on the General Plan Update, the Planning Commission requested a map showing the location of the new units which are projected in the Public Review Draft of *Tiburon 2020*.

### DISCUSSION

Included as an attachment to this report is a map showing the number of potential new residential units by traffic analysis zone (TAZ). The numbers reflect the proposed land use designations in the Public Review Draft General Plan. Therefore, where the Draft *Tiburon 2020* has identified affordable housing sites, such as Downtown, the map will show a relatively high number of potential units.

It is also important to note that the numbers shown on the map reflect the maximum allowable density for subdividable land. Recent development in Tiburon has resulted in considerably fewer than the maximum number of units. Therefore, the potential units shown on the map are conservatively high, most notably along Paradise Drive.

The new units shown on the map would represent an approximately 8% increase over the 4,650 housing units in the Planning Area, meaning the Planning Area is over 90% built out.

### ATTACHMENT

Vacant Land Map, by Traffic Analysis Zone