

Town of Tiburon

STAFF REPORT



AGENDA ITEM _____

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TO: **PLANNING COMMISSION**

FROM: **DANIEL M. WATROUS, PLANNING MANAGER**

SUBJECT: **CONDITIONAL USE PERMIT #10411;
ADOPTION OF RESOLUTION DENYING REQUEST TO EXPAND AN
EXISTING RESTAURANT (CAPRICE RESTAURANT); 2000 PARADISE
DRIVE; POINT TIBURON PLAZA, INC., OWNERS; ASSESSOR PARCEL
NO. 59-172-46**

MEETING DATE: **JUNE 22, 2005** REVIEWED BY: SA

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BACKGROUND

An application has been filed for the proposed upgrade and expansion of an existing restaurant (the Caprice Restaurant) located at 2000 Paradise Drive (File #10411). At the June 8, 2005 meeting, the Planning Commission directed Staff to prepare a resolution denying this request. The draft resolution has been prepared and is attached.

During the review of this application, issues have come up related to the current operations of this restaurant, including traffic safety, parking and noise impacts, and lack of compliance with the use permits issued by Marin County for this use. The Planning Commission should consider whether a hearing should be held regarding possible modification of the use permits governing the Caprice to address these issues.

RECOMMENDATION

1. Adopt the draft resolution denying the subject conditional use permit application; and
2. Give direction to Staff regarding the possibility of scheduling a hearing on the modification of the use permit governing the Caprice Restaurant.

EXHIBITS

1. Draft resolution