

# Town of Tiburon

## STAFF REPORT



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

.....

TO: **PLANNING COMMISSION**

FROM: **SCOTT ANDERSON, DIRECTOR OF COMMUNITY DEVELOPMENT**

SUBJECT: **TIBURON COURT RESIDENTIAL PROJECT: TIME EXTENSION  
REQUEST FOR VESTING TENTATIVE SUBDIVISION MAP  
APPROVAL TO DIVIDE ONE PARCEL INTO THREE LOTS (TRESTLE  
GLEN BOULEVARD)**

MEETING DATE: **SEPTEMBER 14, 2005** \_\_\_\_\_

REPORT DATE: **SEPTEMBER 1, 2005**

.....

### PROJECT DATA

Address:	Trestle Glen Boulevard (South side)
Assessor's Parcel Number:	39-061-80 & 86
File Number:	60202
General Plan:	L (Low Density Residential)—Up to 0.3 du/acre
Zoning:	RPD (Residential Planned Development, PD#18B)
Property Size:	13.34 acres
Current Use:	Undeveloped Land
Owner:	Ralcat Properties, LLC
Applicant:	Rallin Black
Date Complete:	August 23, 2005

### BACKGROUND

On October 23, 2002, the Planning Commission adopted a resolution approving a Vesting Tentative Subdivision map application for three lots on approximately 13 acres off Trestle Glen Boulevard (see **Exhibits 1 and 2**). The Vesting Tentative Map approval is set to expire on October 23, 2005, and the applicants have timely filed for an extension of the map approval.

The project is commonly known as the Tiburon Court project. The Town has previously approved a Precise Development Plan application for the project. The Precise Development Plan establishes the project density; the size, location, and height of homes, among other things. The vesting tentative map establishes the lot lines for the subdivision and places the final set of discretionary conditions on the project approval. Future applications to be secured prior to commencement of work on the site would include a parcel map, subdivision improvement drawings, site plan and architectural review approval and building permits for each residence.



# Town of Tiburon

## STAFF REPORT

---

### PROJECT DESCRIPTION

The approved tentative subdivision map established three lots, each to be developed with a single family residence. The lot sizes are as follows:

- Lot 1: 2.16 acres
- Lot 2: 5.52 acres
- Lot 3: 5.56 acres

Approximately 80% of the site will be preserved as open space, with three connecting public trail easements established across the property. The residences would be accessed by a new privately-maintained access road connecting to Trestle Glen Boulevard. The new roadway would end in a cul-de-sac and would contain 13 common-use parking spaces to supplement garage and driveway parking that will be required for each residence, as approved in the Precise Development Plan.

### TIME EXTENSION REQUEST

The applicants are requesting a standard three (3) year time extension of the approved vesting tentative map. Because this is a “vesting” tentative map, under state law the project is “locked into” those regulations (including the general plan) and development fees that were in effect at the time the application was deemed complete (September 20, 2002). The property recently has changed ownership, and the new owners have requested the time extension in order to have sufficient time to prepare the documents necessary for submittal of a parcel map application.

No changes to the proposed vesting tentative map are proposed, and Staff is unaware of any changes circumstances in the area that might have a bearing on the project.

Staff has reviewed provisions of the State Subdivision Map Act and Chapter 14 (Subdivision of Land) of the Tiburon Municipal Code applicable to time extensions for tentative subdivision maps and found that the application complies with all procedures and requirements.

The application form is attached as **Exhibit 3** and the drawings are attached as **Exhibit 4**.

### PUBLIC COMMENTS

As of the date of this report, no public letters or phone calls have been received regarding this application. Notification (**Exhibit 5**) of the application was published on August 24<sup>th</sup> and mailed on August 19, 2005 to approximately 75 households surrounding the project site.



# Town of Tiburon

## STAFF REPORT

---

### ENVIRONMENTAL STATUS

As a simple time extension, the project is exempt from CEQA review.

### RECOMMENDATION

Staff recommends that the Planning Commission take any public testimony on this item and adopt the draft resolution (**Exhibit 6**) granting a three year time extension of the vesting tentative map approval.

### EXHIBITS

1. Planning Commission Resolution 2002-13.
2. Minutes of Planning Commission meeting of October 23, 2002.
3. Application form.
4. Vesting Tentative Map drawings (4 sheets).
5. Notice of public hearing.
6. Draft Planning Commission Resolution approving the time extension.

\\shared\60202-TE pcreport.doc