

Town of Tiburon STAFF REPORT

AGENDA ITEM _____



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TO: **PLANNING COMMISSION**

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

SUBJECT: **REFERRAL FROM TOWN COUNCIL ON AMENDMENTS TO CHAPTER 16 OF THE TIBURON MUNICIPAL CODE (ZONING) ESTABLISHING REGULATIONS FOR AFFORDABLE HOUSING OVERLAY ZONES; FILE NO. Z2006-02**

MEETING DATE: **APRIL 12, 2006** _____

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ANALYSIS

On March 8, 2006 the Planning Commission adopted a resolution recommending to the Town Council adoption of zoning text amendments regarding affordable housing overlay zones. The Town Council held first reading of the ordinance enacting the text amendments on April 5, 2006.

As part of its proceedings, the Council, at the recommendation of staff, added text to Section 16-2.11.50 as shown in double-underlined format on attached **Exhibit 1**. The added text was necessary to establish a "base density" for residential use in the Neighborhood Commercial/Affordable Housing Overlay (NC/AHO) zone in order to properly correspond to the density set forth in the General Plan Land Use Diagram (see **Exhibit 2**). Staff had inadvertently omitted the reference to this General Plan "base density" in the text version reviewed by the Planning Commission on March 8, 2006.

In accordance with state law, changes made by the Town Council to zoning text amendments after review by the Planning Commission must be "referred" to the Commission for comment prior to adoption of the ordinance, which is scheduled for April 19, 2006. No public hearing is required for the referral, which is intended to be informational to the Commission and to provide an opportunity to comment on the text changes before adoption.

RECOMMENDATION

The Planning Commission should review and provide comments (if any) to the Town Council on this text change.

EXHIBITS

1. Revised zoning text section (revision double-underlined).
2. General Plan Land Use Diagram.