



**TOWN OF TIBURON**  
1505 Tiburon Boulevard  
Tiburon, CA 94920

Planning Commission Meeting  
October 10, 2007  
Agenda Item:

## STAFF REPORT

To: **Members of the Planning Commission**

From: **Community Development Department**

Subject: **1655 Mar West Street: Review of Public Pathway Improvements Required by Condition of Approval on a Tentative Subdivision Map; File #60402; Diane Ho, owner and applicant; Assessor Parcel No. 059-051-18**

## PROJECT DATA

Address: 1655 Mar West Street  
Assessor's Parcel Number: 059-051-18  
File Number: 60402  
General Plan: H (High Density Residential)—Up to 11.6 du/acre  
Zoning: R-2 (Two-Family Residential)  
Property Size: 22,090 square feet  
Current Use: Single family Residential  
Owner: Diane Ho  
Designer: Mark Groody  
Date Complete: Not applicable  
Permit Streamlining Act Deadline: Not applicable

## BACKGROUND

On March 23, 2005, the Planning Commission conditionally approved a Tentative Subdivision Map application to split the subject property into two lots that would be deed restricted to a single family residence on each parcel. One condition on the map approval required that the Planning Commission “review and comment” on the design of proposed enhancements to the existing public pathway that connects Mar West Street to Esperanza Street across the subject property. The pertinent condition of approval is attached as **Exhibit 1**. Minutes from the Planning Commission meeting of March 23, 2005 are attached as **Exhibit 2**.

## PROJECT DESCRIPTION

The existing pathway is an unimproved dirt trail subject to the vagaries of weather. In wet times the path become muddy and slippery; in dry times, steeper parts of the pathway sometimes become slippery due to the presence of leaf litter on the bare dirt surface that provides no footing traction.

The proposed pathway improvements (**Exhibit 3**) call for a five (5) foot wide crushed gravel or drain rock surface that would be applied to the intended walking surface. The adjacent unimproved drainage swale, which often overflows and washes out the existing path during heavy storms, would be lightly improved to prevent such occurrences in the future. New path signage would be installed at both ends of the path. No fencing would be allowed within the 20-foot wide easement, although open-wire fencing would be allowed along the easement boundary to prevent trespass onto the private property.

## **ANALYSIS**

The Town Engineer and Community Development Director have worked with the improvement plan designer to create an all-weather path that should be fully usable year-round, clearly delineates the path area, and discourages trespass onto the adjacent private property. Staff supports the design of the pathway improvements.

In addition, the pathway improvements are consistent with goals and policies of the General Plan regarding paths and neighborhood connectivity, and are consistent with provisions of the Tiburon Municipal Code. Staff finds the improvement plans for the pathway area are also consistent with the Tentative Subdivision Map approval from 2005.

## **ENVIRONMENTAL STATUS**

A mitigated negative declaration was adopted for the subdivision project. The path improvements were identified as part of the subdivision project and are well within the scope of the previously-conducted environmental analysis. Therefore, no additional environmental review is required at this time. All adopted mitigation measures for the project apply.

## **RECOMMENDATION**

Staff recommends that the Planning Commission review and make any comments on the proposed path improvement design drawings.

## **EXHIBITS**

1. Condition No. 8 (f) from Planning Commission Resolution No. 2005-03.
2. Minutes of Planning Commission meeting of March 23, 2005.
3. Preliminary Subdivision Improvement Drawings of Proposed Pathway.

Prepared by: Scott Anderson, Director of Community Development

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