



TOWN OF TIBURON
1505 Tiburon Boulevard
Tiburon, CA 94920

Planning Commission Meeting
April 25, 2007
Agenda Item:

STAFF REPORT

To: Members of the Planning Commission

From: Community Development Department

Subject: Extension of Time for Conditional Use Permit for two un-paved pay parking lots in Downtown Tiburon

PROJECT DATA

Address: 1525 and 1555 Tiburon Boulevard
AP No.: 58-171-91 (portion) and 58-171-88 (portion)
File No.: 19503-Extension
General Plan: NC (Neighborhood Commercial)
Zoning: NC (Neighborhood Commercial)
Property Size: N/A
Subdivision: N/A
Current Use: Fee parking lots
Owners: Main Street Properties (1525) and Zelinsky Properties (1555)
Applicants: same as above

PROPOSAL

The applicants are requesting a renewal of the existing conditional use permit authorizing the operation of two (2) unpaved pay parking lots in the Downtown area. The lots already exist and have been in continuous use for many years. It has been the policy of the Town over the years to issue annual or biennial extensions of the use permit, with the understanding that, eventually, all the lots will be paved and/or improved to permanent status and/or converted to another use.

ANALYSIS

In May, 2006, the Planning Commission approved a one-year time extension for these lots (see **Exhibits 1 and 2**). It was a condition of approval that the lot at 1525 Tiburon Boulevard must be paved by the end of 2007, and that plans should be submitted to the Town along with any time extension application for the temporary use permit. The renewal of the parking lot at 1555 Tiburon Boulevard did not include any timing provisions for future paving.

As the Commission is aware, the division of the property holdings of the late Edward Zelinsky was an extended process that was not concluded until February, 2007, when the ownership of the two subject parking lots was finalized. Barbara Abrams (Main Street Properties) acquired the lot at 1525 Tiburon Boulevard, while Laleh Zelinsky acquired the parking lot at 1555 Tiburon

Boulevard. Hence, there are two separate applications being considered by the Commission; one for each parking lot.

Staff is pleased to announce that both parking lots are scheduled to be paved and improved this year. Laleh Zelinsky submitted a design review application for the paving of the 1555 Tiburon Boulevard Lot in November 2006. That application has been approved and construction is likely to commence shortly. H. James Schafer, applicant for Main Street Properties, owner of the parking lot at 1525 Tiburon Boulevard, has indicated in his application (**Exhibit 3**) that a local engineering firm has been retained to prepare the improvement drawings for the parking lot, with construction to be completed by the end of 2007. It is therefore likely that the Planning Commission will have no need to renew these temporary parking lot permits in the future.

ENVIRONMENTAL STATUS

The project is categorically exempt from CEQA under Section 15301 (Existing Facilities) of the CEQA Guidelines.

RECOMMENDATION

Staff recommends that the Planning Commission, following a public hearing, adopt the Resolutions granting a one-year time extension for each, subject to the conditions therein, even though it is anticipated that no further time extension will be needed.

EXHIBITS

1. Resolution No. 2006-12 (2006 renewal).
2. Minutes of 2006 Planning Commission approval of the CUP renewal.
3. Application form from Main Street Properties.
4. Application form from Zelinsky Properties.
5. Draft Resolution for 1525 Tiburon Boulevard.
6. Draft Resolution for 1555 Tiburon Boulevard.

Prepared by: **Scott Anderson, Director of Community Development**

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