



TOWN OF TIBURON
1505 Tiburon Boulevard
Tiburon, CA 94920

MEMORANDUM

Date: **January 4, 2016**

To: **Town Manager**

From: **Scott Anderson, Director of Community Development**

Subject: **Major Peninsula Development Project Status Update**

The following is a periodic status report on major development applications on the Tiburon Peninsula. Many of the projects discussed below became dormant during the recession. Some are newly-approved projects and others are older approvals now under construction. We have seen renewed interest in activating certain older approvals that have been dormant, but several of the projects continue to appear dormant and a few have expired or been abandoned.

A. Town of Tiburon applications with approvals or currently being processed are as follows:

- Parente Vista Subdivision: 2 lots on 10 acres (end of Antonette Road)
- Tiburon Glen: 3 lots on 26 acres (Paradise Drive near Norman Way)
- Ling (a.k.a. Stony Hill Development): 3 lots on 5.6 acres (end of Stony Hill Road)
- Alta Robles (a.k.a. S.O.D.A./Rabin): 14 lots on 52+ acres (Paradise Drive)
- Tiburon Court (Upper Trestle Glen): 3 lots on 13 acres (Trestle Glen Blvd.)
- Trestle Glen Circle (Lower Trestle Glen): 3 lots on 14 acres (Trestle Glen Blvd.)
- Belvedere-Tiburon Library Expansion (1501 Tiburon Boulevard)
- 110 Gilmartin Drive
- St. Hilary Church Lot Split
- 1694-1696 Tiburon Boulevard

B. County of Marin applications involving major unincorporated peninsula properties are as follows:

- Easton Point (a.k.a. Martha Company): 43 units on 110 acres (Hillhaven/Old Tiburon)
- Sorokko: 5 lots on 16 acres (Paradise Drive)
- Salvatore-Swahn: 1 home on 15 acres (Paradise Drive)
- Pan Pacific Ocean (a.k.a. Habitat for Humanity): 7 units on 17 acres (Bay Vista Drive)
- Bentley Holdings Medical Office Permit Amendments
- Branson High School & Residential Project (former Baptist Seminary site)

This report summarizes the current status of the above-listed applications. A number-coded map showing the general project locations is attached as **Exhibit 1**.

Status of Town of Tiburon Projects

Parente Vista Subdivision----10 acres off Antonette Drive

The subdivision map for this project was recorded in November 2013, formally creating the two lots. Subdivision improvements (roads, utilities, etc.) are approved and are underway. A building permit has been issued for one the lower home and its construction is well underway.

Town Project Planner: Dan Watrous

Tiburon Glen Subdivision----26 acres off Paradise Drive near Norman Way

The Town Council approved a Precise Development Plan for three (3) homes on this site in April 2006, and a Tentative Subdivision Map application was approved in March 2007. Off-site tree mitigation plans were approved by the Town Council in 2008. The Parcel Map application and Subdivision Improvement Drawings were submitted in April 2013 but remain incomplete. The applicants periodically contact Town staff to convey that the project is still being worked on. At last word, the applicant raised the issue of possible minor amendments to the Precise Development Plan being driven by the state and federal review agencies who also issue permits for the project. The Tentative Map approval is valid through March 2017 and may be further extended.

Town Project Planner: Scott Anderson

Ling (a.k.a. Stony Hill Development)----5.6 acres at the end of Stony Hill Road

A Precise Development Plan application for three (3) lots was approved by the Town Council in March 2008, and a Tentative Subdivision Map application was approved by the Planning Commission in September 2009. The Tentative Map approval is valid until September 2016 and may be further extended. The applicant filed the Parcel Map application in 2015 and it is currently incomplete and under review.

Town Project Planner: Dan Watrous

Tiburon Court (a.k.a. Upper Trestle Glen)----13 acres of Trestle Glen Blvd.

The Town had approved a Precise Development Plan and Tentative Map for this 3-lot project several years ago. The property was acquired by new owners in 2011, but they chose not to pursue the approvals to completion. All Town permits and entitlements for the Tiburon Court project expired in October 2015.

Alta Robles (a.k.a. Rabin/SODA)----52 acres above Paradise Drive near Seafirth Estates

The Town Council approved a Precise Development Plan for this 14-home project in February of 2012. The applicants submitted a Tentative Map application in September, 2015 and it is currently incomplete and under review.

Town Project Planner: Dan Watrous

Trestle Glen Circle (a.k.a. Lower Trestle Glen)----14 acres off Trestle Glen Blvd.

The subdivision map for this project was recorded in July 2013, formally creating the three single family building sites, and installation of the subdivision improvements (road and utilities) is largely complete. Design review applications for two of the three homes have been approved. It is possible that home construction on at least two of the lots could begin in 2016.

Town Project Planner: Dan Watrous

Belvedere-Tiburon Public Library Expansion

The Town Council approved the Site Plan and Architectural drawings for this project in August, 2012. The approval is valid for five (5) years and may be extended. All discretionary permits for the project have been issued by the Town, although conditions of approval and mitigation measures requiring adequate parking for the project remain to be resolved/implemented prior to issuance of a building permit. Building permits and encroachment permits (Town and Caltrans) remain to be secured. Fund-raising for the addition is underway but may take years to complete.

Town Project Planner: Scott Anderson

110 Gilmartin Drive

This single family home was finalized in the first half of 2015.

St. Hilary Church Lot Split

The Planning Commission approved the Tentative Map for this 2-lot split in 2015. The next step will be the filing of a Parcel Map application and Subdivision Improvement Drawings with the Town.

Town Project Planner: Dan Watrous

1694-1696 Tiburon Boulevard

A conditional use permit for demolition of the building occupied by the New Morning Café and Grass Shack was approved by the Town in 2015. The use permit approved construction of a new partial 3-story mixed-use building with restaurant/retail on the ground floor and two dwelling units above. The next stage will be design review approval for the building.

Town Project Planner: Dan Watrous

B. Status of County of Marin Projects on the Tiburon Peninsula

Easton Point (a.k.a. Martha Company)----110 acres at the southeastern end of the Peninsula

The owners of this property filed applications for a 43-unit project in December 2008, subject to an amended Stipulated Judgment reached with the County of Marin in 2007. The Town and the Martha Company subsequently entered into a Memorandum of Understanding that offered a reduced-density (32-lot) alternative project design, but the Martha Company allowed the MOU to

expire On December 31, 2014. The County of Marin's Final EIR was released in June 2013 and additional analysis was required by the County Board of Supervisors in November 2013. In March 2014 the Board of Supervisors declined to certify the Final EIR until certain issues were resolved and the project redesigned. In August 2015, the Martha Company's attorney submitted a letter to the County indicating that it would not amend its application materials prior to certification of the EIR for the project, and urging the County to certify the EIR and begin the merits phase of review.

County Project Planner: John Roberto (private consultant)

Town of Tiburon contact: Scott Anderson

Sorokko---16 acres off Paradise Drive

The Board of Supervisors approved this 5-lot project in October 2008. The Parcel Map has since been recorded and the lots created. Paradise Drive frontage improvements are required prior to construction of homes and these improvements must be processed and approved by the Tiburon Public Works Department, as the portion of Paradise Drive fronting the lots was annexed to the Town in 2014 as part of the SODA (Alta Robles) annexation. The five private lots remain in unincorporated territory. No home designs have yet been filed with the County for any of the lots.
Town Contact: Scott Anderson

Salvatore-Swahn-----15 acres off Paradise Drive

Marin County approved the Design Review application for this very large single family dwelling (approximately 16,000 sq. ft.), and a secondary dwelling unit and a detached guesthouse on this property some years ago. The project approval was vested through construction of the roadway leading to the house site. The next required permit would be a building permit for construction of the buildings, but none has been applied for as yet. No estimate is available for when any further work associated with this project might begin.

County Project Planner: Jeremy Tejirian

Pan Pacific Ocean (a.k.a. Habitat for Humanity)---17 acres above Bay Vista Drive

Master Plan, Tentative Map and Precise Development Plan applications were filed with the County of Marin for this parcel some years ago, and have been revised numerous times. The project appears to have been abandoned by the proponents.

County Project Planner: Ben Berto

Bentley Holdings Medical Office Amendments (Belvedere Place Office Complex)

This is a request by Marin General Hospital to allow up to 47,400 square feet of medical office in an approximately 100,000 square foot office building adjacent to the In and Out Burger restaurant in Strawberry. The original County approvals for the Belvedere Place Office Complex prohibited medical offices, as the parking requirements and traffic generation rates are typically higher for medical office uses. The County Supervisors have continued the item several times awaiting a satisfactory traffic study, which has been called for by Strawberry residents, the City of Mill Valley and the Town of Tiburon.

County Project Planner: Jeremy Tejirian

Branson High School & Residential Project (former Baptist Seminary site)

North Coast Land Holdings, the property owner, has submitted applications to the County requesting approvals for among other things, a 1,000-student private high school and 304 multi-family rental units to replace facilities at the former Golden Gate Baptist Seminary property. The Town of Tiburon has great interest in the project because of its potential traffic, land use, and noise impacts, depending on the final approved product.

The applications filed with the County include amendments to the Seminary Master Plan document, a Precise Development Plan, Tree Removal Permit, Use Permit Amendment, and Tentative Subdivision Map. In Town staff's opinion, it appears that an amendment to the Strawberry Community Plan should also be required, although the applicants dispute this and have not as yet applied for this amendment. The applications filed to date are still incomplete and the project is in a very early stage of review.

An environmental impact report is almost certain to be required, and the Town's initial opportunity for formal comment is likely to be at the scoping/Notice of Preparation phase for the EIR, which could be several months out at this time.

County Project Planner: Jeremy Tejirian

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