



Town of Tiburon STAFF REPORT

AGENDA ITEM _____

TO: **Members of the Planning Commission**
FROM: **Kevin Bryant, Advance Planner**
SUBJECT: **General Plan Update:
Land Use Element Issues Paper and Public Hearing**

MEETING DATE: **August 13, 2003** REVIEWED BY: _____

BACKGROUND

The General Plan Update is now in the middle of the Goal, Policy, and Program Refinement stage. Work on this stage began this spring with the discussion of the *Downtown Element Issues Paper*.

The second in what will be a series of issues papers, the *Land Use Element Issues Paper*, is now before the Planning Commission for discussion. The paper is intended to provide a common reference point for discussion and deliberation of goals, policies, and programs to be included in the new Land Use Element of General Plan 2020.

GENERAL PLAN UPDATE PROCESS

Issue Identification/Data Collection (Spring - Fall 2002) – COMPLETE

Goal, Policy, and Program Refinement (2003 - 04)

Housing Element – Review Complete

Downtown Element – Review Complete

Land Use Element

Open Space & Conservation Element – Fall '03

Circulation Element – Fall/Winter '03 - '04

Safety and Noise Elements – Winter '04

Parks & Recreation – Spring '04

Plan Preparation, CEQA Compliance, and Plan Adoption (2004)

OBJECTIVES OF PLANNING COMMISSION MEETING

The objectives of the Planning Commission meeting are to provide an additional forum to receive public comment and for the Planning Commission to provide feedback to Staff. The input received from the public and Planning Commission will be reported to the Town Council.

Staff has sent out over 420 fliers, over 160 emails, and placed a ¼-page advertisement in the *Ark*, all inviting participation at the August 13 Planning Commission meeting. Members of the public are encouraged to share their opinions about the recommendations in the *Land Use Element Issues Paper* with the Planning Commission. People who are unable to attend this meeting will have a similar opportunity before the Town Council in September.

The role of the Planning Commission at this meeting is to take the information, analysis, and recommendations presented in the *Issues Paper*, combined with the comments provided by the public, and to provide feedback to Staff concerning the goal, policy, and program recommendations in the *Issues Paper*. This feedback will be reported by Staff to the Town Council.



Town of Tiburon

STAFF REPORT

This is the time in the General Plan Update process to give direction for substantial changes to the recommendations presented in the *Issues Paper*. Following Planning Commission and Town Council review, Staff will begin preparation of the Land Use Element that will be part of the Draft General Plan 2020.

LAND USE ISSUES PAPER: ASSUMPTIONS AND HIGHLIGHTS

In preparing the *Issues Paper*, Staff made several assumptions, as follows:

- There will be virtually no change in allowable residential densities, with the exception of select affordable housing sites. Dramatic reductions in maximum residential densities (downzonings) that accompanied the 1989 General Plan are not being proposed.
- All Vacant Land (undeveloped parcels of four or more acres) will be designated Planned Development – Residential, which would be implemented through the Residential Planned Development Zone in the Zoning Ordinance and the Precise Development Plan application process.
- The Planning Area of the current General Plan will remain the same in the new General Plan 2020.

Based on the existing General Plan, the *Draft Housing Element*, the *Downtown Element Issues Paper* and the related Planning Commission and Town Council hearings, and the input received from the public participation program, the *Land Use Element Issues Paper* makes recommendations for goals, policies, and programs. Highlights include:

- Refinement of annexation policies;
- Adoption of an affordable housing overlay on select properties;
- Adoption of policies to preserve neighborhood character;
- Carrying over allowable densities in residential areas from the current General Plan; and
- Designating those portions of private lands which are subject to scenic, open space, or conservation easements held by the Town of Tiburon as Open Space.

These and other recommendations are described in more detail in the *Issues Paper*.

RECOMMENDATION

Staff recommends that the Planning Commission take public comment on the goal, policy, and program recommendations contained in the *Land Use Element Issues Paper*, and to provide feedback and recommendations to be forwarded to the Town Council.

ATTACHMENT

Land Use Element Issues Paper (July 2003) (previously distributed to Planning Commission)