



Town of Tiburon

STAFF REPORT

AGENDA ITEM _____

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TO: **PLANNING COMMISSION**

FROM: **DANIEL M. WATROUS, PLANNING MANAGER**

SUBJECT: **ANNUAL GENERAL PLAN STATUS REPORT FOR FY 2002-2003**

MEETING DATE: **NOVEMBER 12, 2003** REVIEWED BY: _____

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BACKGROUND

Government Code Section 65400 requires that an annual report be prepared by the planning agency of each town or city, which is then forwarded to the appropriate legislative body, on the status of the General Plan and progress in its implementation. In Tiburon, the “planning agency” is the Planning Commission.

The statute specifically requires a progress report on meeting the community’s regional fair share housing allocations. Furthermore, the statute requires that the annual report include a description of “local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.” These topics are addressed on Page 2 of the annual report.

State law also requires that the annual report be forwarded to the State Department of Housing and Community Development (HCD) and to the Governor’s Office of Planning & Research (OPR) in Sacramento each year. Recently, the law changed to encourage annual reports on a fiscal year basis as opposed to the more traditional calendar year basis.

RECOMMENDATION

It is recommended that the Planning Commission review the draft annual report, make any desired revisions, and direct Staff to forward the report to the Town Council and then to the State Department of Housing & Community Development and the Governor’s Office of Planning & Research.

ATTACHMENTS

1. Draft annual report for Fiscal Year 2002-2003

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**TOWN OF TIBURON
FISCAL YEAR 2002-2003
GENERAL PLAN STATUS AND IMPLEMENTATION REPORT**

**PREPARED BY TOWN OF TIBURON
PLANNING DIVISION**

**ENDORSED BY TOWN OF TIBURON PLANNING COMMISSION
ON _____, 2003**

**ADOPTED BY TIBURON TOWN COUNCIL
ON _____, 2003**



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INTRODUCTION

This report is intended to satisfy statutory requirements of Government Code Section 65400 concerning the status and implementation of the Town of Tiburon General Plan. The following is an element-by element summary of the General Plan status for Fiscal Year 2002-2003.

OVERALL GENERAL PLAN REVISION PROCESS

The Town is now in the midst of a comprehensive update of its 1989 Tiburon General Plan. The first step in the update process, the Public Participation Program, is complete. Over 75 people participated in three workshops and nearly 500 surveys were completed and returned, making this part of the update a success. The *Public Participation Report* is available on the Town's website and for review at Town Hall.

The General Plan Update is now in the Goal, Policy, and Program Refinement stage. This stage consists of a series of meetings in which goal, policy, and program language will be discussed by the Planning Commission and their conclusions reported to the Town Council. Public comment is encouraged at these meetings. The subject of each meeting will be an individual element of the General Plan. Review of the Housing, Downtown, and Land Use Elements has been completed, with review of the Open Space & Conservation, Circulation, Noise, Safety, and Parks & Recreation Elements to occur in 2004.

HOUSING ELEMENT

The updated Housing Element was completed in 2003. The Town has received a letter from the State Department of Housing & Community Development (HCD) which found that the Element satisfies the requirements of State law, and will be certified upon adoption. Adoption will occur following the necessary CEQA review for the update of the General Plan as a whole. This would mark the first State-certified Housing Element for the Town of Tiburon.

For FY 2002-03, a total of 26 new dwelling units were constructed in Tiburon, 16 attached and ten detached. None of these units were below market rate units.

DOWNTOWN ELEMENT

The Town has completed its review of goal, policy, and program language for the new Downtown Element. Previously contained within the Land Use Element, a draft of this new element of the General Plan is now ready to be drafted as part of the *Draft General Plan 2020*.



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LAND USE ELEMENT

The Town has also completed its review of the goal, policy, and program language for the new Land Use Element. The updated Land Use Element is also now ready to be drafted as part of the *Draft General Plan 2020*.

OPEN SPACE & CONSERVATION ELEMENT

Work has begun on the update of this element, which was adopted in 1989. The Town Council has requested amendments to this element be pursued during the current General Plan update, including better definitions of certain terms, and incorporation of Resolution No. 2859 concerning secondary ridgelines. In addition, changes in state law will require that new subjects be included in the Open Space & Conservation Element, such as addressing water supply.

CIRCULATION ELEMENT

The Circulation Element was adopted in 1994. An update of this Element will be undertaken in as part of the current General Plan update. New traffic counts of all major intersections along Tiburon Boulevard were conducted in June 2000. These counts, supplemented by follow-up work, will become the basis for projected traffic conditions in the revised Circulation Element and are being used for modeling Land Use Element changes created by Housing Element redesignations.

The Town is pursuing safety and capacity improvements throughout the length of Tiburon Boulevard from U.S. Highway 101 to Downtown Tiburon. These areas are all within Caltrans jurisdiction and gaining the helpful cooperation of that Agency has been, and continues to be, a challenge. The Town is currently evaluating the recommendations of a study focusing on traffic safety and circulation improvements around Tiburon's four (4) major school sites.

At the Tiburon Wye, the Southbound U. S. Highway 101 off-ramp to Tiburon Boulevard and E. Blythedale Avenue continues to show increased congestion. While outside of Tiburon's jurisdiction, the Town collects fees from development projects to assist with the upgrade of this facility. The Marin County Congestion Management Agency is leading the effort for a significant improvement at the southbound off-ramp. A Project Study Report for this improvement has been prepared by Caltrans. Construction of such an improvement is several years away, at best.

However, the Town has accumulated approximately \$217,000 in a dedicated account for improvements at the Tiburon Wye and the unincorporated areas along Tiburon Boulevard



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between Cecilia Way and U. S. Highway 101, and will coordinate expenditure of the funds with Marin County as improvements are proposed in the future.

Review of the Circulation Element will follow the review of the Open Space & Conservation Element.

SAFETY ELEMENT AND NOISE ELEMENT

Both of these elements were adopted in 1989. Review and update of these elements will be performed as part of the current General Plan update.

PARKS & RECREATION ELEMENT

The Parks & Recreation Element was adopted in 1989 and amended in 1994. Review and update of this element will be performed as part of the current General Plan update, with assistance from the Parks & Open Space Commission. An increased emphasis on public park facilities and improvements will be included in the element update.

CONCLUSION

The Town continues to successfully implement the goals and policies of its current General Plan, many of which have already been fully implemented. Substantial progress has been made in the current General Plan update process. Completion of the General Plan update, preparation of CEQA compliance materials and adoption of the updated Plan are scheduled to occur before the end of 2004.

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