



Town of Tiburon STAFF REPORT

AGENDA ITEM _____

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TO: **Members of the Planning Commission**

FROM: **Kevin Bryant, Advance Planner**

SUBJECT: **General Plan Update:
Noise & Safety Elements Issues Paper and Public Hearing**

MEETING DATE: **September 8, 2004** REVIEWED BY: _____

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BACKGROUND

The Goal, Policy, and Program Refinement stage of the General Plan Update concludes with the final of a series of issues papers, the *Noise & Safety Elements Issues Paper*, 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 both the new Noise Element and the new Safety Element of the updated General Plan, *Tiburon 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 – Review Complete
Open Space & Conservation Element – Review Complete
Circulation Element – Review Complete
Parks & Recreation Element – Review Complete
Safety and Noise Elements

Plan Preparation, CEQA Compliance, and Plan Adoption (Summer 2004 - March 2005)

OBJECTIVES OF PLANNING COMMISSION MEETING

The objectives of the Planning Commission meeting are to provide a 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 400 fliers, about 150 emails, and placed a ¼-page advertisement in the *Ark*, all inviting participation at the Planning Commission meeting. Members of the public are encouraged to share their opinions about the recommendations in the *Noise & Safety Elements Issues Paper* with the Planning Commission. People who are unable to attend this meeting will have a similar opportunity before the Town Council on September 15.

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 Noise Element and the Safety Element that will be part of the Draft General Plan, *Tiburon 2020*.

NOISE ELEMENT: OVERVIEW

Many of the existing goals, policies, and programs in the Noise Element are included in the recommendations for the updated General Plan. One change is the recommendation to remove the program to adopt a noise ordinance, which the Town Council has considered and rejected in favor of directly addressing the noise sources.

SAFETY ELEMENT: OVERVIEW

Staff has recommended a reorganization of the Safety Element to more clearly address development issues related to geologic and slope stability hazards, flood hazards, and fire hazards. Staff has also recommended related to policing and emergency preparedness.

RECOMMENDATION

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

ATTACHMENT

1. *Noise & Safety Elements Issues Paper (August 2004)* – previously provided to Planning Commission.
2. Comments from Chairman Collins, August 30, 2004.

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