



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:
Open Space & Conservation Element Issues Paper and Public Hearing**

MEETING DATE: **January 14, 2004** REVIEWED BY: _____

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BACKGROUND

The Goal, Policy, and Program Refinement stage of the General Plan Update continues with the third of a series of issues papers, the *Open Space & Conservation Element 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 the new Open Space & Conservation 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 – Review Complete

Open Space & Conservation Element

Circulation Element – Winter '04

Safety and Noise Elements – Spring '04

Parks & Recreation Element – Summer '04

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

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 425 fliers, over 160 emails, and placed a ¼-page advertisement in the *Ark*, all inviting participation at the January 14 Planning Commission meeting. Members of the public are encouraged to share their opinions about the recommendations in the *Open Space & Conservation Element Issues Paper* with the Planning Commission. People who are unable to attend this meeting will have a similar opportunity before the Town Council, most likely in February.

Staff will have also been in attendance at the Parks and Open Space Commission meeting on January 13 to answer questions and to take comments of the POSC on the recommendations contained within the *Issues Paper*.

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



Town of Tiburon

STAFF REPORT

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.

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 Open Space & Conservation Element that will be part of the Draft General Plan 2020.

OPEN SPACE & CONSERVATION ELEMENT ISSUES PAPER: HIGHLIGHTS

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

- Expanded policies to preserve prime open space,
- Adoption of open space management policies,
- Adoption of policies to preserve and improve the quality of the environment through resource conservation, resource management, and pollution control.

These and other recommendations are described in 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 *Open Space & Conservation Element Issues Paper*, and to provide feedback and recommendations to be forwarded to the Town Council.

ATTACHMENT

Open Space & Conservation Element Issues Paper (December 2003) (previously distributed to Planning Commission)

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