

September 22, 2005

**Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit**

P.O. Box 3044  
Sacramento, CA 95812-3044

**Department of Housing and Community Development  
Housing Policy Division**

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Sacramento, CA 94252-2053

SUBJECT: ANNUAL GENERAL PLAN STATUS REPORT FOR FY 2004-2005

This letter is intended to satisfy the statutory requirements of Government Code Section 65400(b) concerning the status and implementation of the Town of Tiburon General Plan. Because during Fiscal Year 2004-2005 Tiburon was in the process of a comprehensive general plan update, which was adopted on September 7, 2005, the Town is submitting a letter describing the scope of work, as described in the current version of the *General Plan Guidelines*.

**SCOPE OF GENERAL PLAN UPDATE**

The Town began a comprehensive update of the General Plan in the summer of 2002, with a public participation program designed to get early input from the community. The Community Development Department (CDD) sent out newsletters to every postal customer in the Town and solicited feedback through a General Plan Update Survey. In addition, CDD sponsored three General Plan Update workshops covering different topics. Nearly 500 survey responses were received by CDD and 75 people attended the three workshops. Results of the Public Participation Program were published in a Public Participation Report.

Following the initial public participation program, the Town conducted the Goal, Policy, and Program Refinement stage of the General Plan Update. CDD Staff produced a series of white papers, called *Issues Papers*, which provided existing conditions, a review of feedback from the Public Participation Program, and a review of the Town's 1989 General Plan. The *Issues Papers* provided

recommended goal, policy, and program language which were the subject of a series of public meetings before the Planning Commission and Town Council.

Finally, the Town prepared the General Plan for adoption by publishing a Public Review Draft in February 2005 which was the subject of public review and an Environmental Impact Report (EIR) to comply with the California Environmental Quality Act. This process concluded on September 7, 2005, when the Town Council certified the EIR and adopted the new General Plan, *Tiburon 2020*.

In a letter dated July 3, 2003, the State Department of Housing and Community Development informed the Town that once the Draft Housing Element is adopted, "it will be in full compliance with State housing element law." Because changes in General Plan Land Use Designations and allowable densities were required to accommodate the Town's share of the regional housing need, the Town adopted the Housing Element at the same time as the rest of the General Plan. As reported below, the Town continues to work on achieving its housing goals.

**HOUSING GOALS**

During FY 2004-2005, six new single-family homes were completed within the Town of Tiburon. Each of these six new homes is market-rate.

Following is a table which shows the Town's share of the regional housing need and the progress made through the end of FY 2004-2005.

	TOTAL NUMBER OF UNITS	VERY LOW INCOME UNITS	LOW INCOME UNITS	MODERATE INCOME UNITS	ABOVE MODERATE INCOME UNITS
ABAG Regional Need (1999-2006)	164	26	14	32	96
New Units in Tiburon Planning Area (1999-2005)	101	4	3	0	94

The Town continues to meet with the owners of the properties identified in the Draft Housing Element as affordable housing opportunity sites to facilitate quality affordable housing projects.

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Should you have questions regarding the contents of this letter describing progress on the Town's General Plan Update or housing production, please contact Kevin Bryant, Advance Planner, at (415) 435-7385, or [kbryant@ci.tiburon.ca.us](mailto:kbryant@ci.tiburon.ca.us).

Sincerely,

Miles Berger  
Mayor