

Town of Tiburon

STAFF REPORT

AGENDA ITEM _____



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TO: **PLANNING COMMISSION**

FROM: **LAURIE TYLER, ASSOCIATE PLANNER**

SUBJECT: **ANNUAL GENERAL PLAN STATUS REPORT FOR 2006**

MEETING DATE: **MARCH 14, 2007** _____

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BACKGROUND

Government Code Section 65400(b)(1) 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 also requires a progress report on meeting the community's regional fair share housing allocations.

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.

ANALYSIS

The Planning Commission ("planning agency") reviewed the General Plan Annual Report on September 27, 2006 as a fiscal year update. Since this last review, the state law has been modified, requiring all planning agencies to provide an annual report to the legislative body by April 1 of each year, thus changing the review period from a fiscal year to a calendar year. Although the Commission only recently reviewed the General Plan status report, the Commission needs to re-review any progress in the implementation of the programs for the remaining months of 2006.

Progress by Staff in the General Plan implementation programs since the September review has not been substantial, as there has been a limited period of time between reviews, and other high-profile projects have absorbed much of Staff's time. The table provided as an attachment has been updated for the remaining months of 2006.

RECOMMENDATION

Staff recommends that the Planning Commission review the draft Annual Report, make any desired revisions, and direct Staff to forward the report to the Town Council for acceptance.

ATTACHMENTS

1. Draft Annual General Plan Implementation Status Report for Calendar Year 2006, dated March 8, 2007.