Town of Tiburon General Plan 2040
ERRATA SHEET
May 5, 2023

PAGE	REVISION
29	Revise Table LU-1 General Plan Land Use Acreage as follows:

LAND USE DESIGNATION	TOWN	SPHERE OF INFLUENCE	PLANNING AREA	TOTAL
Residential Designations				
Low Density Residential	3.8	15.1	--	18.9
Planned Development - Residential	~~139.5~~ 130.2	303.8	--	~~443.3~~ 434.0
Medium Low Density Residential	264.5	75.6	--	340.1
Medium Density Residential	~~545.7~~ 547.8	~~36.7~~ 34.5	--	582.3
Medium High Density Residential	247.0	106.4	--	353.4
High Density Residential	51.8	7.9	--	59.7
Very High Density Residential	~~93,2~~ 102.5	9.6	--	~~102.9~~ 112.2
Very High Density-25 Residential	2.7	--	--	2.7
SUBTOTAL	**~~1,348.2~~ 1350.2**	**~~555.10~~ 553.0**	**-**	**1,903.2**
Mixed Use and Commercial Designations				
Mixed Use	~~13.0~~ 13.1	--	--	~~12.6~~ 13.1
Main Street	~~0.1~~ 2.3	--	--	~~0.1~~ 2.3
Neighborhood Commercial	~~9.7~~ 9.6	--	--	~~10.1~~ 9.6
Neighborhood Commercial/Affordable Housing Overlay	1.0	--	--	1.0
Village Commercial	~~5.4~~ 3.2	--	--	~~5.4~~ 3.2
Shopping Commercial	--	3.3	--	3.3
SUBTOTAL	**29.1**	**3.3**	**-**	**~~32.5~~ 32.4**
Community And Natural Resource Designations				
Marine	~~6,781,0~~ 6,789.5	~~150.3~~ 141.7	--	~~6,931.3~~ 6,931.2
Public/Quasi-Public	~~810.7~~ 810.6	41.4	--	852.0
Open Space	~~408.1~~ 402.5	84.7	~~308.6~~ 314.2	801.5
Parks and Recreation	64.7	12.1	--	76.9
Not zoned/Right-of-way	0.2	--	--	0.2
SUBTOTAL	**8,064.7**	**288.5**	**~~308.6~~ 314.2**	**8,661.9**
GRAND TOTAL	**~~9,442.1~~ 9,446.9**	**~~846.9~~ 836.3**	**~~308.6~~ 314.2**	**~~10,597.5~~ 10,597.4**

Source: Marin County GIS/Assessor Data, Town of Tiburon, De Novo Planning Group, ~~2022~~ 2023

31	Replace Figure LU-1 Land Use with:
34	Change the title of Table LU-4 as follows: ~~RESIDENTIAL PLANNED DEVELOPMENT MAXIMUM ALLOWED DENSITIES~~ <u>DEVELOPMENT PROJECTIONS</u>
37	**Policy LU-12 Annexation** Consider annexation and prezoning proposals which materially enhance the community, further the goals and policies of the General Plan, <u>eliminate areas of unincorporated islands in the interest of the orderly provision of government services,</u> are supported by residents, and where the costs of providing public services and infrastructure are fiscally responsible for the Town and do not adversely affect levels of service for existing Town residents.
37	**Program LU-l Annexation Applications** Work collaboratively with the Marin Local Agency Formation Commission (LAFCO) to concurrently process annexation requests with development applications by the Town <u>and to implement LAFCO's Dual Annexation Policy. Where immediate annexation is not appropriate seek to obtain future annexation agreements.</u>
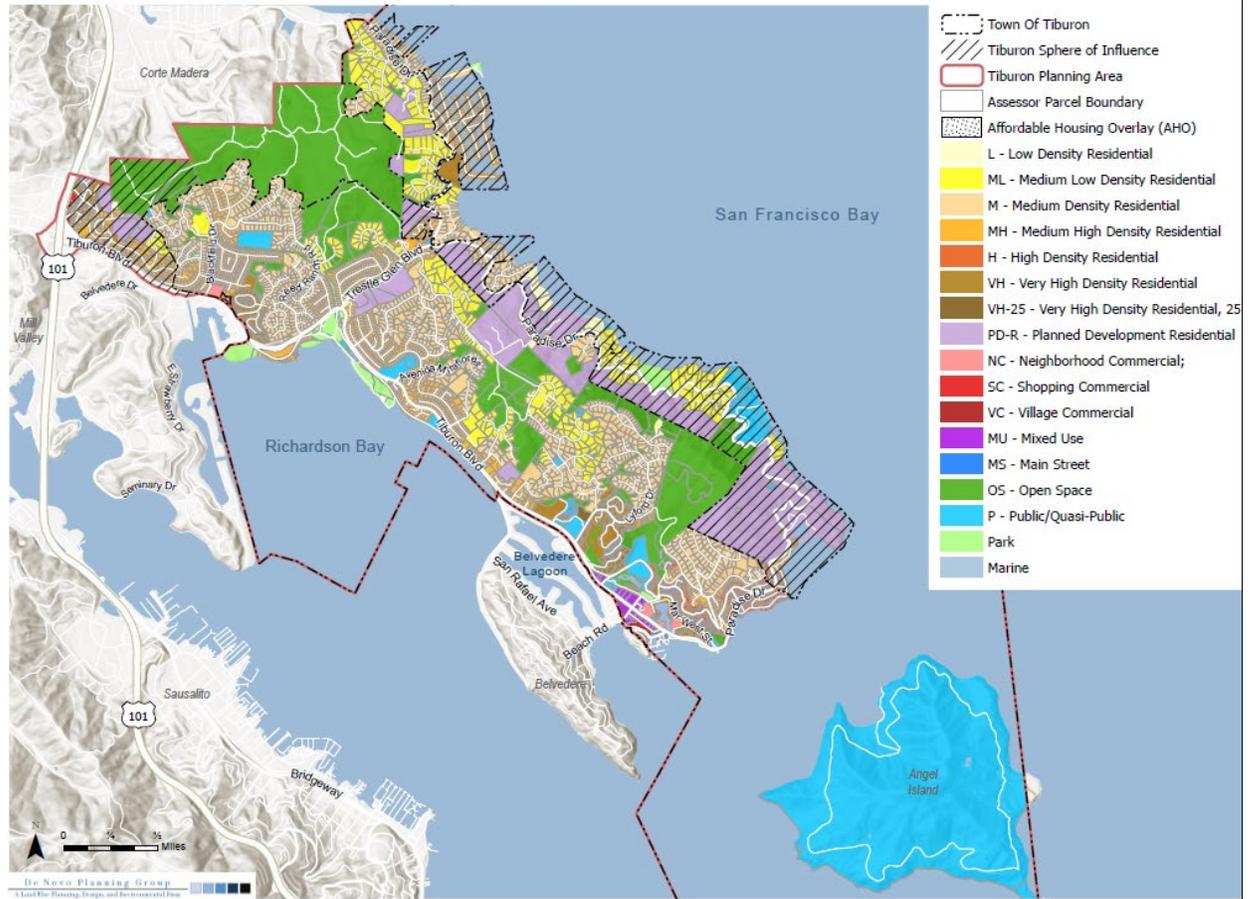
37	**Program LU-m Dual Annexation Policy** Support implementation of LAFCO's Dual Annexation Policy which calls for concurrent or subsequent annexation to the Town of unincorporated land located within the Sphere of Influence in conjunction with annexation to special districts that provide services necessary for urban development.
37	**Program LU-~~m~~ n Prezoning** Consider use of overlay zones or other zoning techniques to ensure that prezoning and annexation of existing established neighborhoods do not result in excessive creation of non-conforming structures, nor unreasonably disrupt the existing pattern of development of such a neighborhood.
37	**Program LU-~~n~~ o LAFCO Planning Area** Encourage LAFCO to regularly review and update ~~and adopt Urban Service Area~~ the Sphere of Influence and annexation policies for the Tiburon Planning Area that are consistent with General Plan policies.
38	**Program LU-~~o~~ p Development in the Sphere of Influence** Work with the County of Marin to approve projects within the Tiburon Sphere of Influence that are consistent with the Town's policies and compatible with nearby land uses in Tiburon.
38	**Program LU-~~p~~ q Public Art in New Development** Promote inclusion of public art projects in new development projects. Consider adoption of an ordinance requiring incorporation of public art in new projects with provision of an in-lieu fee.
38	**Program LU-~~q~~ r Vibrant Arts Environment** Initiate plans for activities and public art projects that enhance the beauty of the Town. Identify, designate, and utilize available spaces in public parks, commercial areas, and/or private spaces for art. Art projects may be temporary or permanent installations using traditional techniques and/or new technologies in the arts to provide various engaging artistic and cultural experiences.
38	**Program LU-~~r~~ s Art Education** Support art education in schools and educational programs for lifelong learning. Involve and cooperate with other learning institutions and organizations.
38	**Program LU-~~s~~ t Funding for Arts** Consider funding mechanisms to support art and cultural programs such as an in-lieu art fee for new developments, inclusion in the Town's budget and partnerships with businesses, artists and art organizations and philanthropic sectors.
47	Downtown Tiburon has ~~five~~ six distinct subareas, each defined by its unique character.
84	**Program H-m Work with Non-Profits on Housing.** The Town will work with non-profits to assist in achieving the Town's housing goals and implementing programs. Coordination should occur on an ongoing basis, and as special opportunities arise related to specific housing sites and as the Housing Element is implemented. The Town will reach out to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The Town will also reach out to developers of affordable housing for extremely low-income households. The Town will take the following specific

	actions <u>to facilitate the development and preservation of affordable housing, including housing for extremely low-income households and persons with disabilities</u>:
85	**Program H-q Reasonable Accommodation.** 1. <u>Amend the Zoning Code to allow ministerial, staff-level review and approval of minor exterior alterations, such as construction of elevators and ramps, and to provide objective standards to make findings regarding "potential impacts on surrounding uses" and "physical attributes of the property and structures" (subsection A.5 and A.6 of TMC Section 16-90-060).</u> 2. Post information on the Town's website regarding reasonable accommodation procedures and instructions for submitting accommodation requests.
91	**Program H-z Tenant Protection Strategies.** Work with the County of Marin and other Marin jurisdictions to ~~explore and~~ develop strategies that protect tenants from rapidly rising rents and displacement. These may include: 3. Prepare ordinances at Town Council direction and bring forward for Planning Commission <u>recommendation</u> and Town Council ~~consideration of~~ adoption in 2025.
92	**Program H-D4 Mixed-Use Infill Housing.** The Town will encourage well-designed mixed-use developments (residential mixed with other uses) where residential use is appropriate to the setting ~~and development impacts can be mitigated~~. The Town will develop incentives to encourage mixed-use development in appropriate locations, such as in and near to the downtown that are in proximity to transit and services and would support downtown businesses.
94	**Program H-cc Work with Non-Profits and Property Owners on Housing Opportunity Sites** 5. Facilitate development through regulatory incentives, reducing or waiving fees, fast track processing, lot consolidation (i.e., assistance with the application<u>,</u> and fee reduction or waiver), and assistance in development review. 8. <u>Regarding Site 5, work closely with the City of Belvedere to streamline, facilitate, and expedite planning and building permit applications, review, and approval. Work with the City of Belvedere to appoint a joint project manager, and conduct joint design review board, planning commission and city/town council meetings when reviewing and approving development plans.</u>
94	**Program H-dd Implement "Affordable Housing Overlay Zone" and Inclusionary Housing Ordinance.** 2. <u>Amend the Inclusionary Housing Ordinance to include an option to satisfy the inclusionary requirement through provision of units affordable to extremely low-income households.</u>
94	**Program H-gg Facilitate and Promote Accessory Dwelling Unit Development.** 8. <u>Amend the ADU Ordinance to comply with state law.</u>

95	**Program H-jj Identify Additional Housing Opportunity Sites.** In an effort to improve housing mobility and provide housing opportunities distributed throughout Tiburon, the Town will identify and rezone, as necessary, additional housing opportunity sites for lower-income households outside the Downtown. ~~In compliance with the No Net Loss Law and Government Code 65863, the Town will identify new housing opportunity sites as development occurs in order to ensure the remaining sites are sufficient to accommodate the remaining RHNA at all income levels.~~ ~~In addition, the Town will consider rezoning other parcels appropriate for lower-income housing, particularly those outside the Downtown area such as~~ Potential sites include, but are not limited to, the Cove Shopping Center and the Tiburon Baptist Church site if the property owners indicate interest in redeveloping or adding housing to their sites. In compliance with the No Net Loss Law and Government Code 65863, the Town will identify new housing opportunity sites as development occurs in order to ensure the remaining sites are sufficient to accommodate the remaining RHNA at all income levels.
96	**Program H-ll Rezone 4576 Paradise Drive.** Rezone 4576 Paradise Drive to R-3-10 and require a minimum density of 10 units per acre.
96	**Program H-oo Facilitate and Promote SB 9 Development.** 3. Develop a handout on SB 9 standards and the application process and distribute at Town Hall and to all property owners of vacant single-family lots.
147	**Policy M-31 Access.** ~~Attempt~~ Continue to work with the County of Marin to secure safe and reliable access for all users to and from the northeastern side of the Tiburon Peninsula along Paradise Drive. Due to the very high maintenance costs associated with Paradise Drive, the Town will avoid taking on the burden of maintaining additional portions of Paradise Drive unless a suitable and stable ongoing source of funding is established and/or an acceptable joint maintenance agreement is entered into with the County of Marin.
183	Table C-1:

~~Foothill yellow-legged frog~~	*Rana boylii*	~~--~~	~~E~~

184	**Foothill ~~Yellow~~ Red-Legged Frog** It be found in the Tiburon area and is an ~~endangered~~ threatened species ~~in California~~. ~~U.S. Forest Service photo by Amy Lind.~~
184	Replace photo of foothill yellow-legged frog with: