

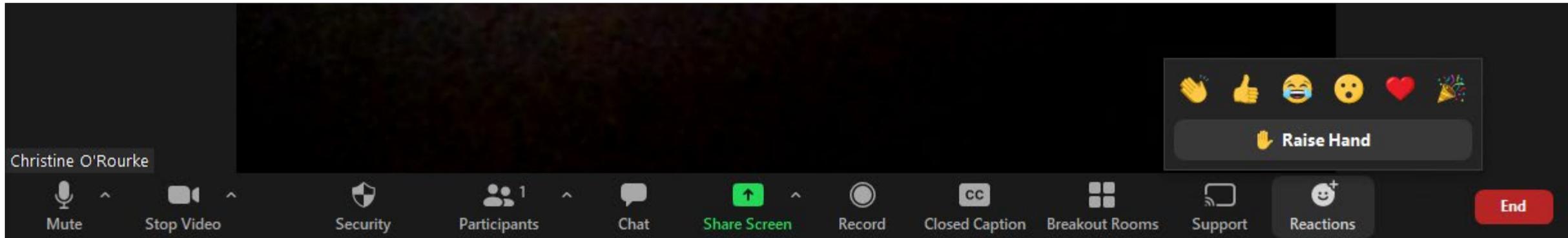


Housing Workshop II

February 22, 2022

ZOOM TOOLS

Raise Hand



CreateTiburon2040.org



TALLER ACTUAL

Vivienda II

VER EL TALLER ACTUAL
haga clic aquí

Enlaces

- ↓ ¿Qué es un elemento de vivienda?
- ↓ ¿Qué es un elemento de vivienda? (En español)
- ↓ Presentación del taller (en español)



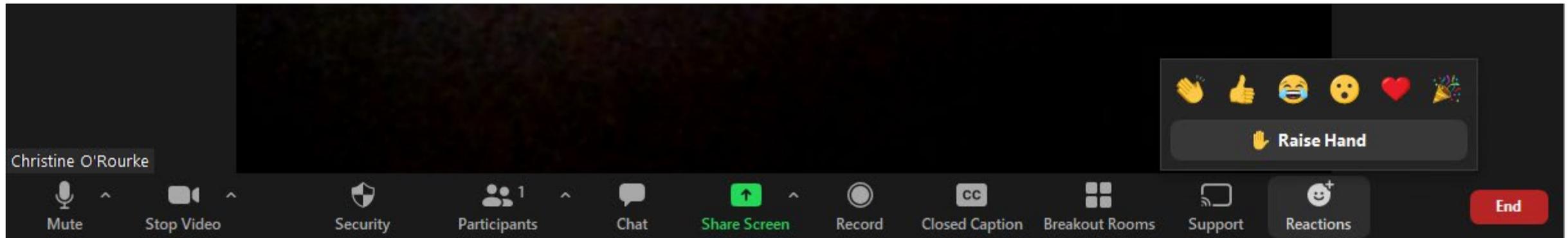
ZOOM TOOLS

Mute or Unmute
Microphone



Start or Stop
Video

ZOOM TOOLS



Chat

AGENDA

- 6:00pm – 7:00pm Welcome and Presentation
- 7:00pm – 7:45pm Small Group Discussion
- 7:45pm – 8:00pm Report Outs, Next Steps and Close



GENERAL PLAN UPDATE

- Overarching document that guides the future growth and development of the town
- Articulates a community's vision for the future
- Update to the 2005 Plan
- Will plan for next 20 years
- Contains goals, policies, and implementing programs
- Approvals of new development projects, public projects, and capital improvements require findings of consistency with the General Plan



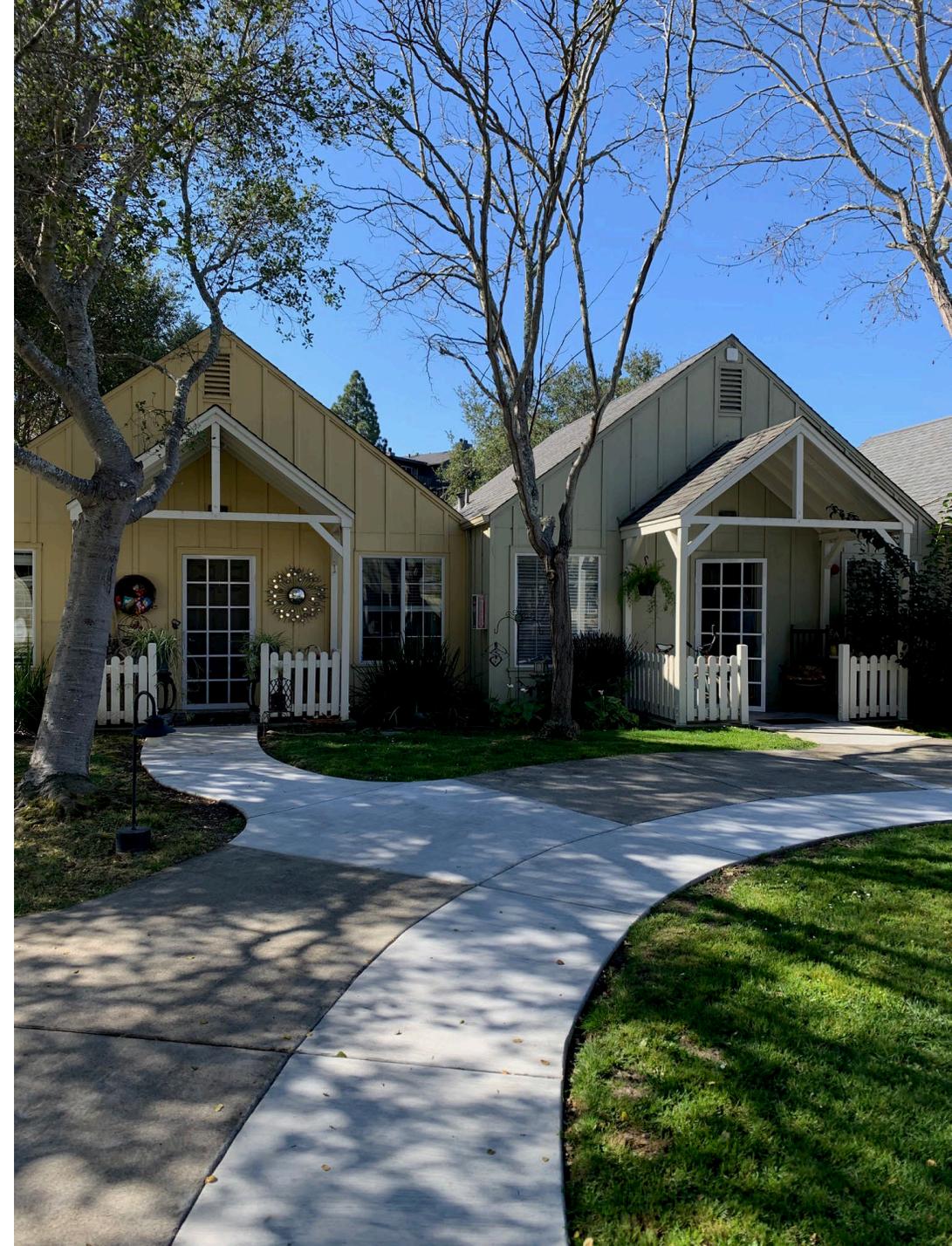
GENERAL PLAN ELEMENTS

Required Elements:

- Land Use
- Mobility
- ✓ ■ Housing
- Open Space
- Conservation
- Safety
- Noise

Additional Elements:

- Downtown
- Parks and Recreation



HOUSING ELEMENT REQUIREMENTS

- Demographic and housing need analysis
 - Evaluation of current housing element
 - Constraints on housing development
 - Site inventory
 - Programs to promote housing opportunities and meet the Regional Housing Need Allocation (RHNA)
- Since AB 686 was passed in 2018, the Housing Element must also affirmatively further fair housing.



GENERAL PLAN UPDATE TIMELINE

→ Jan '21 → Dec '21 → Jan '23

PHASE 1 <i>Introduce the update</i>	PHASE 2 <i>Gather information</i>	PHASE 3 <i>Draft plan</i>	Adopt General Plan
<p>Mailer</p> <p>Website</p> <p>Social Media</p> <p>5 Community Surveys</p> <p>Stakeholder Interviews</p>	<p>Evaluation of Existing GP</p> <p>Background Reports</p> <p>Community Workshops:</p> <ul style="list-style-type: none"> • Open Space, Conservation, Parks & Recreation, and Safety • Sea Level Rise • Downtown <p>10 Meetings with Commissions and Town Council</p>	<p>Community Workshops:</p> <ul style="list-style-type: none"> • Housing and Land Use • Mobility and Noise • Climate Action Plan • Diversity and Inclusion <p>Draft the General Plan</p> <p>Draft Environmental Impact Report</p> <p>Open House</p> <p>Meetings with Commissions and Town Council</p>	

HOUSING ELEMENT OUTREACH AND FEEDBACK

- First workshop held in November
 - Regional Housing Needs Allocation (RHNA) and methodology
 - Housing needs
 - Potential sites and housing strategies
- Workshop summary and Q&A posted on CreateTiburon2040.org
- Survey posted on website – 67 responses

RHNA by Income Category	Units
Very Low	193
Low	110
Moderate	93
Above Moderate	243
TOTAL	639

WHAT WE'VE HEARD

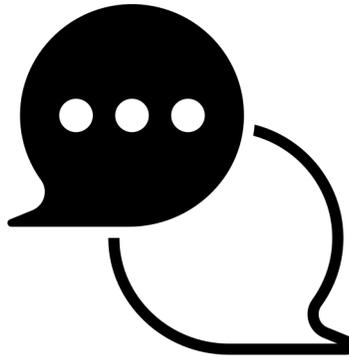
“How can Tiburon handle 600 more units?”

“We need single-family homes for young adults and families to keep Tiburon vibrant.”

“We need affordable housing for seniors within walking distance of services.”

“There is too much traffic and not enough water for more housing.”

“Teachers and other workers can't afford Marin prices and shouldn't have to commute in traffic for hours to support our town.”



“New housing should go along Tiburon Boulevard and downtown.”

“Build up downtown into residential above, business below to provide housing and make the downtown more vibrant.”

“What about the Cove Shopping Center? That area could use some life just like downtown!”

“Why are there not more ADUs? It's a great option for renters and owners.”

“Lower priced housing would increase diversity.”

HOUSING NEEDS IN TIBURON

- More housing in Tiburon to accommodate fair share of regional household growth
- More housing options to accommodate a growing senior population
- More housing options to enable young adults and families to locate in Tiburon
- More workforce housing
- More affordable housing
- More housing to encourage diversity



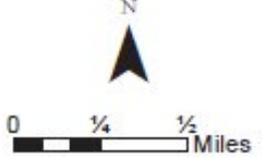
TRAFFIC IMPACTS TO TIBURON BOULEVARD

- Transportation and mobility will be discussed at the March 22nd Workshop
- Traffic impacts will be analyzed as part of the Environmental Impact Report
- Traffic issues primarily related to school traffic
 - Remove barriers to walking and biking
 - Multifamily units will most likely appeal to smaller households, including seniors and young adults, rather than families with school-age children
- Affordable and workforce housing should enable people to live closer to where they work
- Development oriented to public transportation



LEGEND

-  Park and Ride
-  Ferry Station
-  Ferry Route
-   Marin Transit
-   Local Routes
-  Marin Transit Community Shuttle
-  West Marin Stagecoach
-  Schools
-  Parks and Open Spaces
-  Housing Opportunity Site



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

WATER AVAILABILITY

- New development will use less water
- MMWD is required to analyze water demand and plan for adequate resources
- Town requires confirmation of available water service before issuing a building permit
- MMWD could stop approving new water connections if necessary



SCHOOL CAPACITY

- Reed Union School District (RUSD) student enrollment has been stable/declining
- CA Dept of Finance projects countywide K-8 population will decline
- New multifamily development unlikely to significantly contribute to school-age population
- RUSD currently preparing a Master Facilities Plan

RUSD STUDENT ENROLLMENT

2018-2019	2019-2020	2020-2021
1,362	1,320	1,116



HOUSING SITES

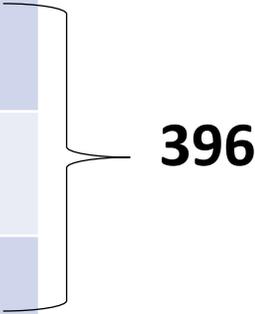
POTENTIAL SITES FOR ABOVE MODERATE-INCOME HOUSING

Above Moderate	Unit Capacity
Vacant Single and Two-Family Parcels (approx.)	180
SB 9 Potential for Developed Single Family Parcels (approx.)	420 (?)
Accessory Dwelling Units (approx.) (10% of 30 units)	3
TOTAL	603
RHNA	243
POTENTIAL EXCESS	360

REMAINING RHNA

Income Category	Units
Very Low	193
Low	110
Moderate	93
Above Moderate	243 ✓
TOTAL	639

396



SITES TO ACCOMMODATE LOWER INCOME NEED

- At least 20 units/per acre. Example: 2-3 story multifamily building
- At least ½ acre
- Vacant preferred
- If non-vacant sites are used to accommodate 50% or more of RHNA for lower income need, then the Town must provide substantial evidence that use will likely be discontinued during the planning period. Substantial evidence includes:
 - Leases expire early in the planning period
 - Building is dilapidated or in need of replacement
 - Existing development agreement to redevelop the site
 - Property owner provides a letter stating its intention to develop the property with residences during the planning period

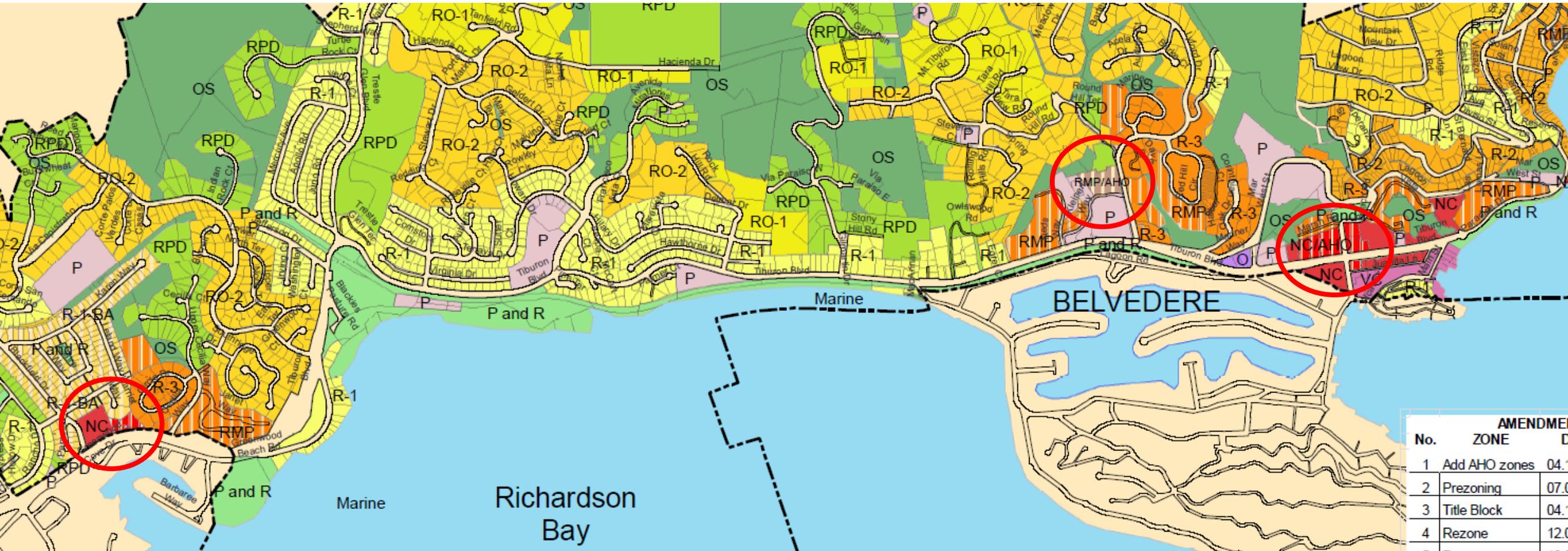
SITE INVENTORY

- Inventory will be reviewed by the California Department of Housing and Community Development (HCD) and may need to be revised
- HCD recommends having a 20% cushion to address No Net Loss law that requires identification of replacement site(s) if a site is developed and remaining inventory does not meet lower income RHNA

FRAMEWORK FOR MULTIFAMILY HOUSING OPPORTUNITY SITES

- *Improve the vitality of Downtown* (Look for opportunities to increase foot traffic and desirability of shopping and recreating in the Downtown)
- *Improve appearance, productivity, and quality of existing properties* (Look for properties developed with older commercial buildings with little recent investment and/or currently vacant)
- *Consider vehicular traffic on Tiburon Boulevard* (Locate near transit stops and the ferry dock, near Highway 101, and near jobs)
- *Consistent with Town's existing land use policy to the extent possible* (Combined with above goals, look to areas where housing is already allowed)

AFFORDABLE HOUSING OVERLAY (AHO)



No.	AMENDMENT	DATE
1	Add AHO zones	04.15.18
2	Rezoning	07.05.18
3	Title Block	04.15.18
4	Rezoning	12.05.17

HOUSING OPPORTUNITY SITES

DOWNTOWN: TIBURON BLVD. EAST

Site Characteristics

- Parcels currently containing CVS, Bank of America, Chase Bank, and parking lots
- All but #1525 currently in AHO; allows up to 20.7 du/ac
- All parcels are at least ½ acre
- Total area is 5.54 acres
- Best suited for taller buildings



Chase Bank



CVS



B of A

DOWNTOWN: TIBURON BLVD. EAST



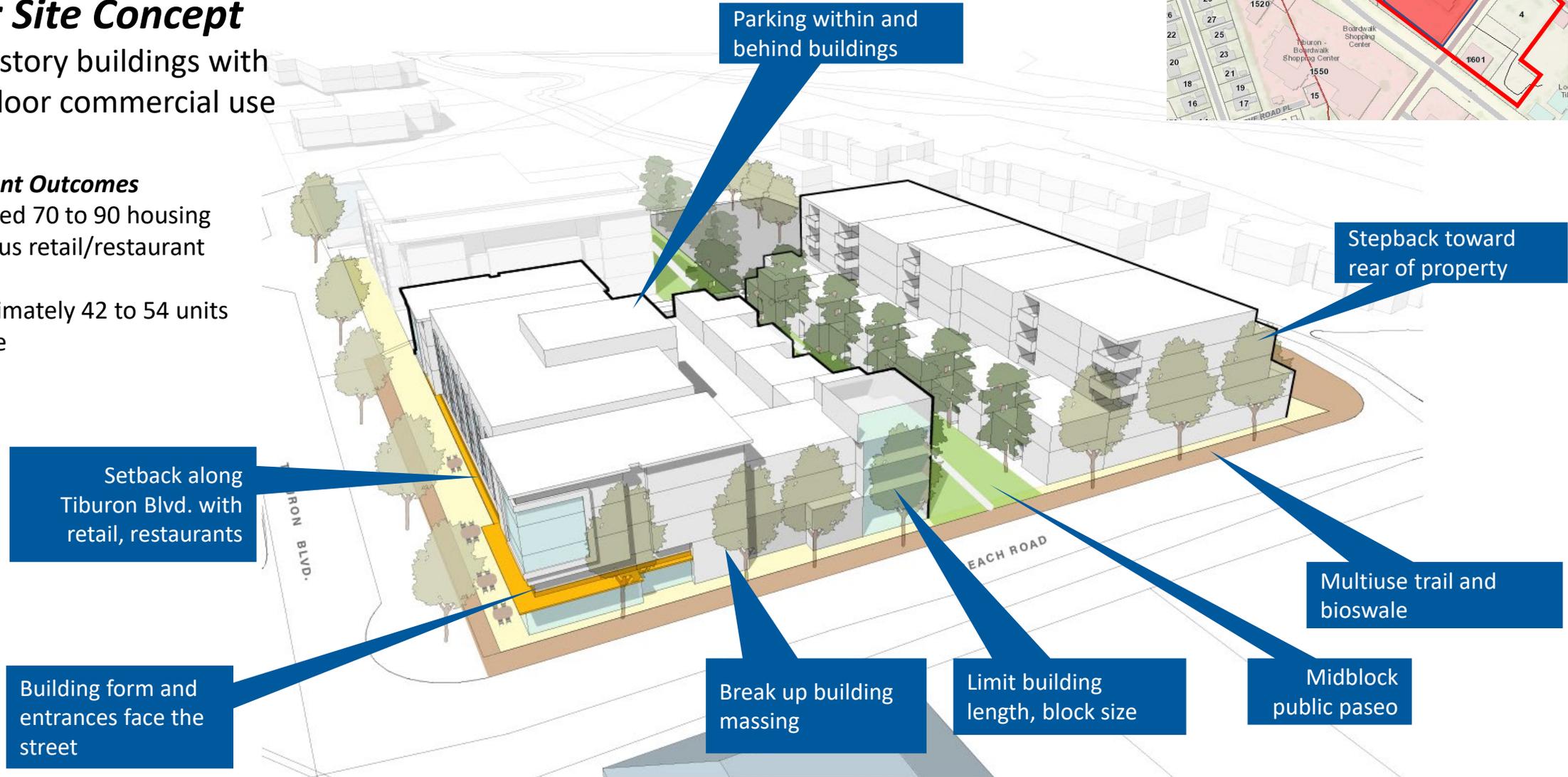
DOWNTOWN: TIBURON BLVD. EAST

Corner Site Concept

4- and 5-story buildings with ground-floor commercial use

Development Outcomes

- Estimated 70 to 90 housing units plus retail/restaurant space
- Approximately 42 to 54 units per acre



Setback along Tiburon Blvd. with retail, restaurants

Building form and entrances face the street

Parking within and behind buildings

Stepback toward rear of property

Multiuse trail and bioswale

Midblock public paseo

Limit building length, block size

Break up building massing

What do you think about the corner development concept? (select all that apply)

1. I could support it
2. It should provide more housing units
3. It should provide fewer housing units
4. I prefer no new development over what is currently allowed
5. I prefer no new development

What do you think about the midblock development concept? (select all that apply)

1. I could support it
2. It should provide more housing units
3. It should provide fewer housing units
4. I prefer no new development over what is currently allowed
5. I prefer no new development

DOWNTOWN: TIBURON BLVD. AND BEACH RD. WEST

Site Characteristics

- Parcels currently containing offices and personal services
- Only #1600 currently in AHO; allows up to 20.7 du/ac
- 3 parcels at least ½ acre



Office/Shopping Center



Post Office



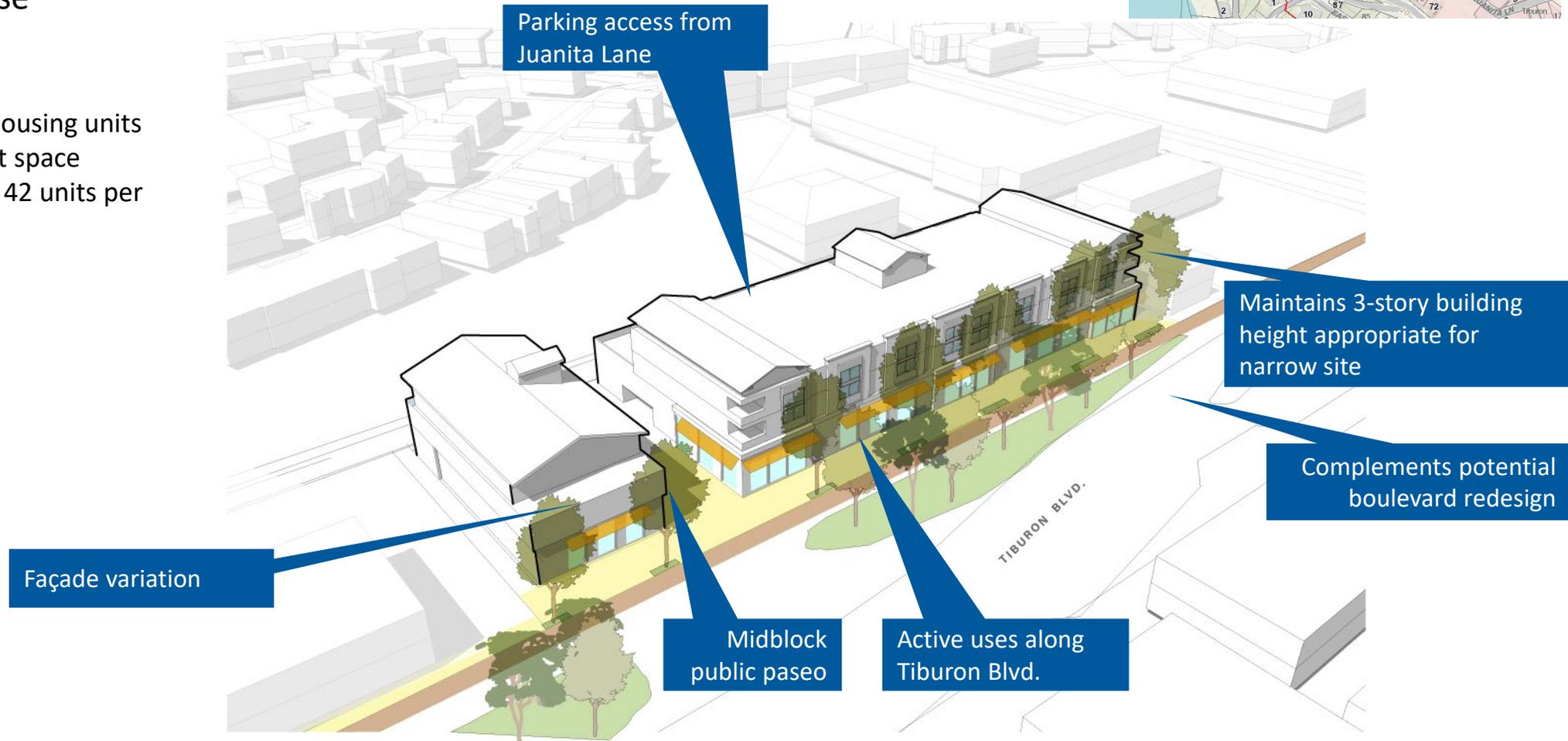
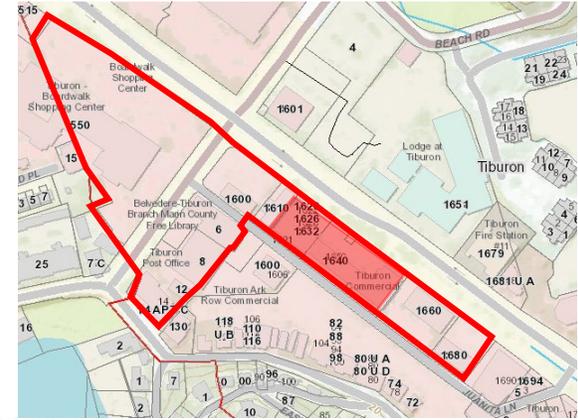
DOWNTOWN: TIBURON BLVD. WEST

Midblock Site Concept

3-story buildings with ground-floor commercial use

Development Outcomes

- Estimated 27 to 36 housing units plus retail/restaurant space
- Approximately 32 to 42 units per acre



Parking access from Juanita Lane

Maintains 3-story building height appropriate for narrow site

Complements potential boulevard redesign

Façade variation

Midblock public paseo

Active uses along Tiburon Blvd.

What do you think about this development concept?
(select all that apply)

1. I could support it
2. It should provide more housing units
3. It should provide fewer housing units
4. I prefer no new development over what is currently allowed
5. I prefer no new development

DOWNTOWN: MAIN STREET

Site Characteristics

- Parcel currently contains theatre and shops
- 0.43-acre site



Main Street



Juanita Lane



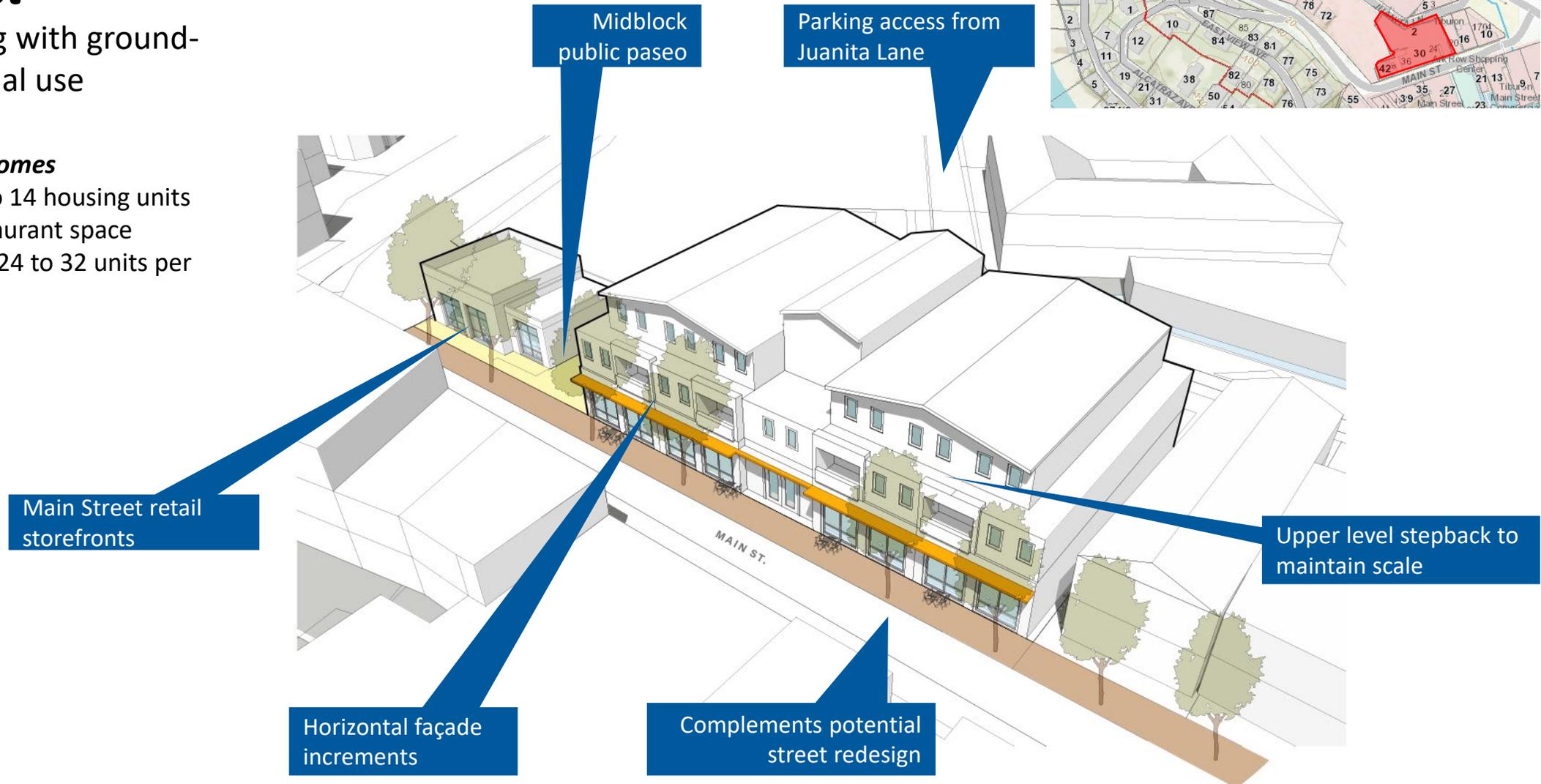
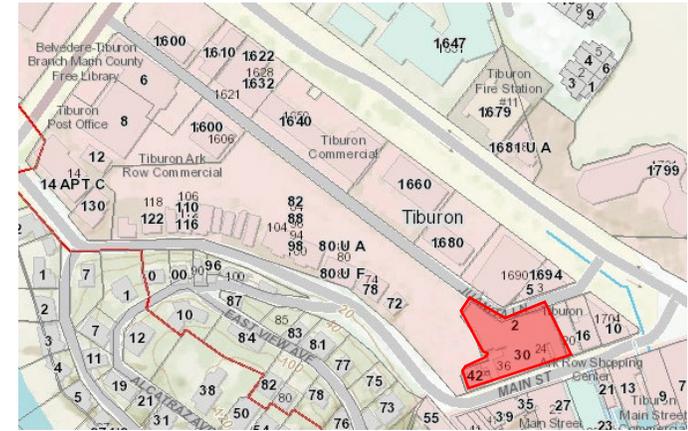
DOWNTOWN: MAIN STREET

Site Concept

3-story building with ground-floor commercial use

Development Outcomes

- Estimated 10 to 14 housing units plus retail/restaurant space
- Approximately 24 to 32 units per acre



What do you think about this development concept?
(select all that apply)

1. I could support it
2. It should provide more housing units
3. It should provide fewer housing units
4. I prefer no new development over what is currently allowed
5. I prefer no new development

COVE SHOPPING CENTER SITE

Site Characteristics

- Approximately 3-acre portion of 3.9-acre site
- AHO site used in previous housing; allows up to 20.7 du/ac



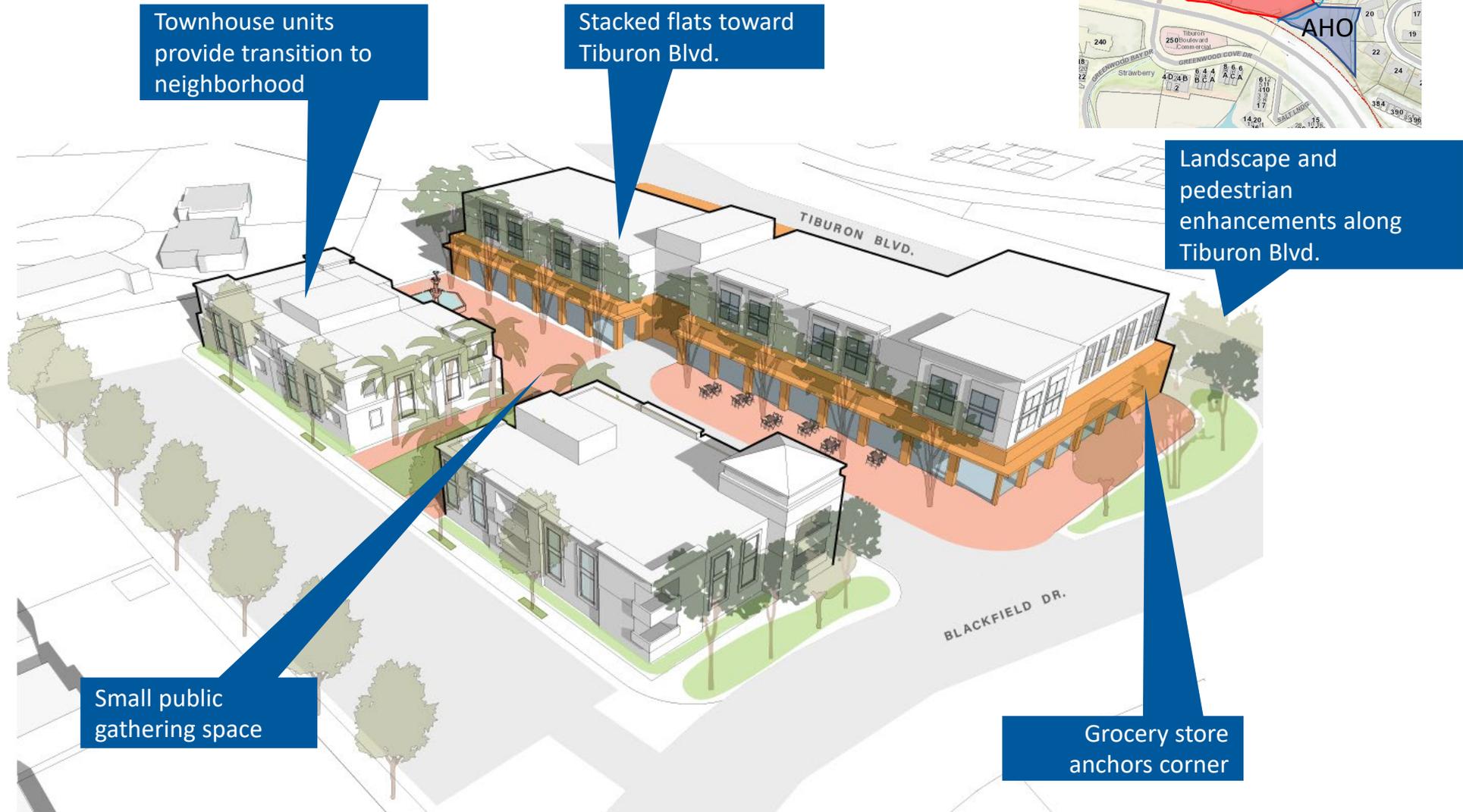
COVE SHOPPING CENTER SITE

Site Concept

2- and 3-story mixed-use development

Development Outcomes

- Estimated 70 to 90 housing units plus retail
- Approximately 23-30 units per acre



Townhouse units provide transition to neighborhood

Stacked flats toward Tiburon Blvd.

Landscape and pedestrian enhancements along Tiburon Blvd.

Small public gathering space

Grocery store anchors corner

What do you think about this development concept?
(select all that apply)

1. I could support it
2. It should provide more housing units
3. It should provide fewer housing units
4. I prefer no new development over what is currently allowed
5. I prefer no new development

REED SCHOOL SITE

Site Characteristics

- Vacant 2.9-acre portion of 7.5-acre parcel
- AHO already allows up to 24.8 units/acre



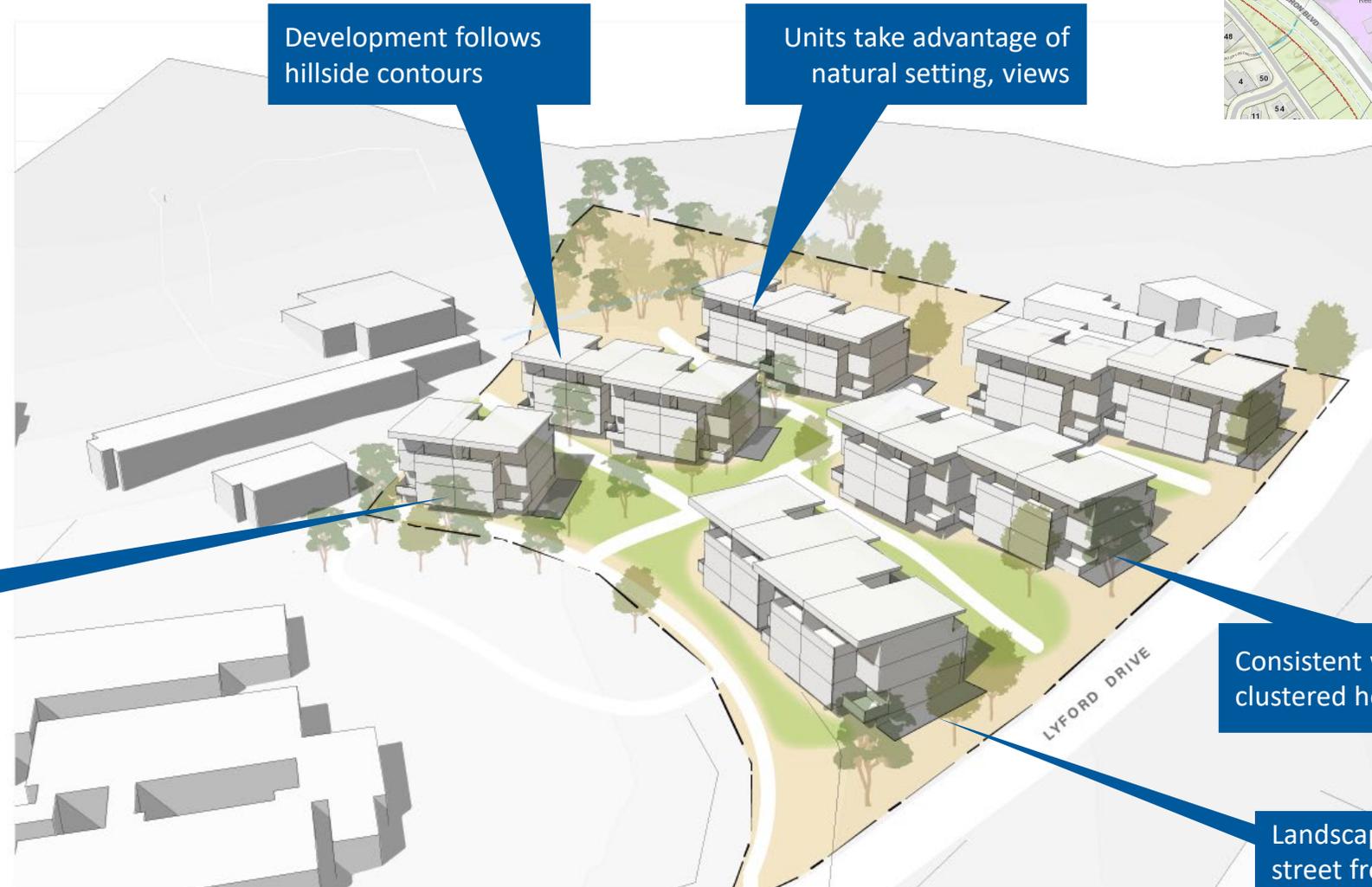
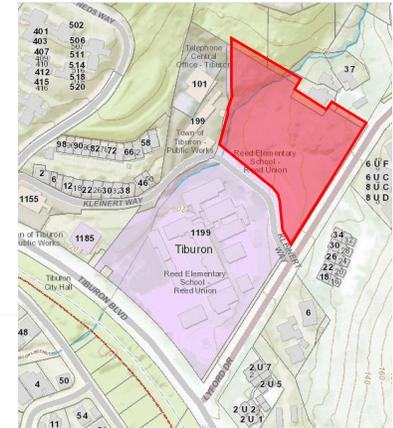
REED SCHOOL SITE

Site Concept

2- and 3-story residential development

Development Outcomes

- Estimated 66 housing units
- Approximately 23 units per acre



Development follows hillside contours

Units take advantage of natural setting, views

Workforce housing good for families

Consistent with nearby clustered housing

Landscape along street frontage

What do you think about this development concept?
(select all that apply)

1. I could support it
2. It should provide more housing units
3. It should provide fewer housing units
4. I prefer no new development over what is currently allowed
5. I prefer no new development

TIBURON BAPTIST CHURCH

Site Characteristics

- Site is 3.19 acres
- Existing GP designation is MH, allows up to 4.4 du/ac, or 14 units



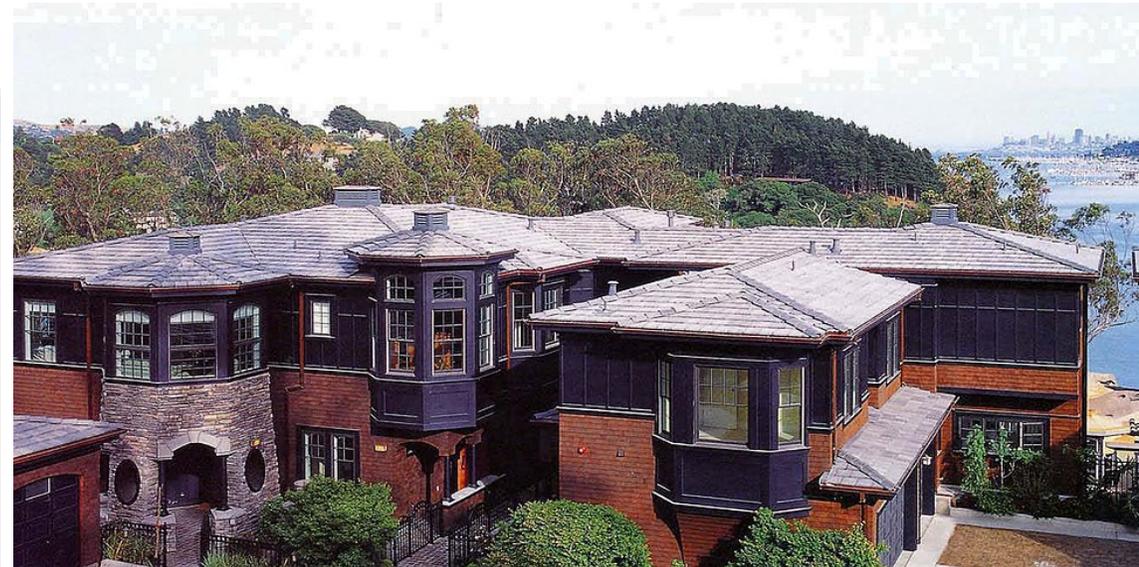
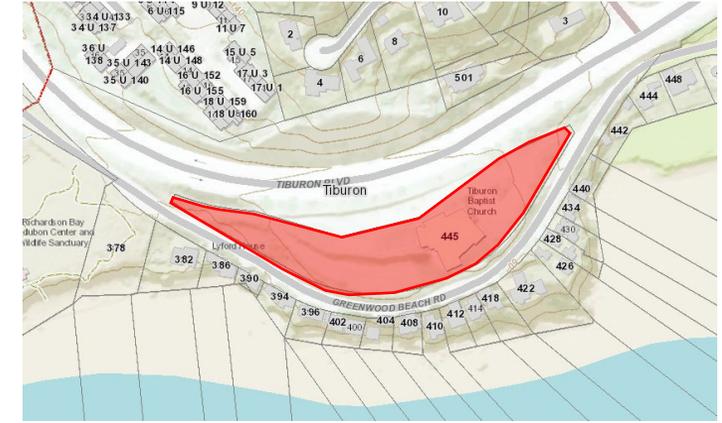
TIBURON BAPTIST CHURCH

Site Concept

2 and 3-story residential development

Development Outcomes

- Estimated 64 housing units
- Approximately 20 units per acre



What do you think about this development concept?
(select all that apply)

1. I could support it
2. It should provide more housing units
3. It should provide fewer housing units
4. I prefer no new development over what is currently allowed
5. I prefer no new development

Site Identification & Rezoning Proposal

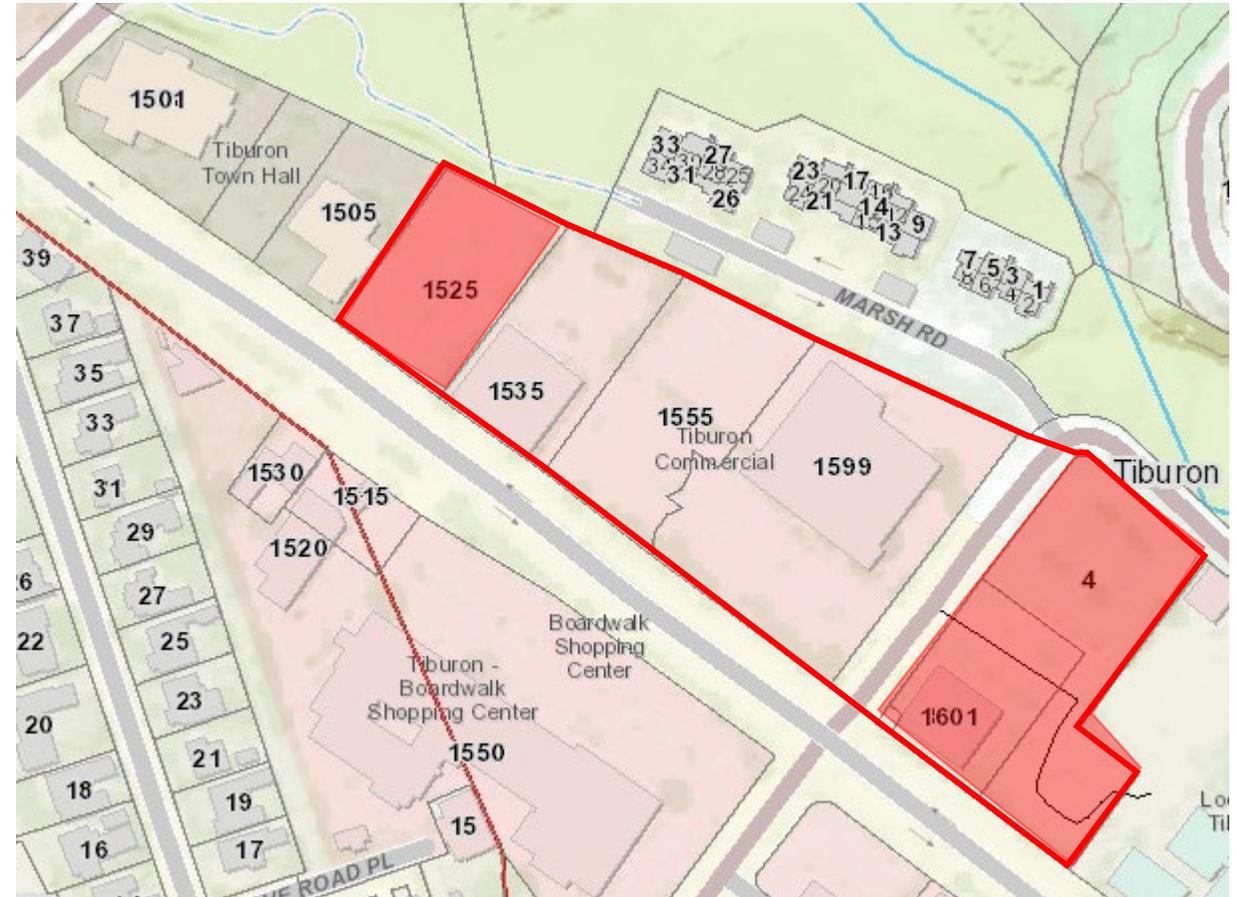
DOWNTOWN: TIBURON BLVD. EAST

Development concept

- 4 and 5-story mixed use development for corner lots
- 4-story residential only for midblock

Proposal

- Rezone area for 40-45 units/acre
- Potentially identify sites as shown on map for housing element sites inventory



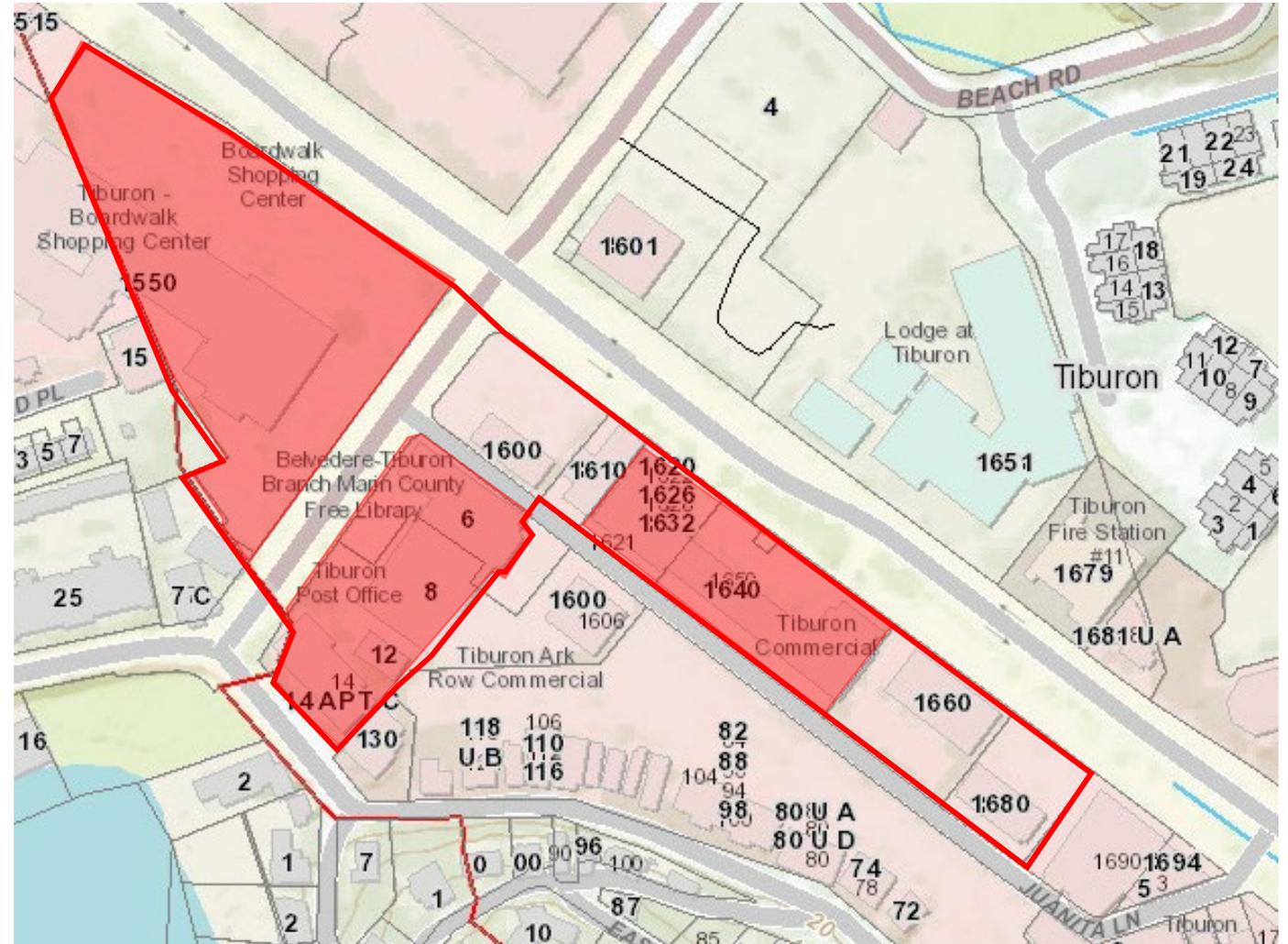
DOWNTOWN: TIBURON BLVD. AND BEACH RD. WEST

Development concept

- 3-story development with ground floor commercial

Proposal

- Rezone area for 30-35 units/acre
- Potentially identify sites as shown on map for housing element sites inventory



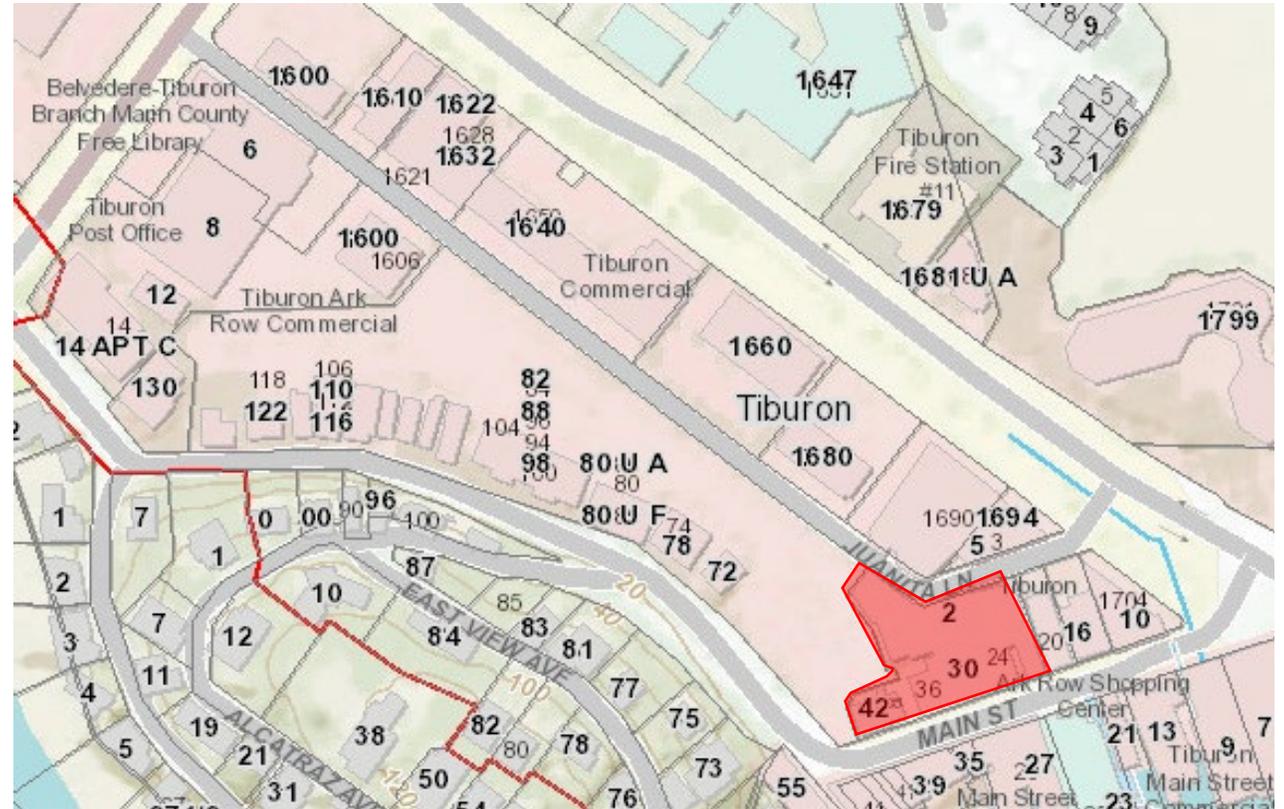
DOWNTOWN: MAIN STREET

Development concept

- Mixed use building with ground floor commercial; 2 floors residential above

Proposal

- Rezone site for 30-35 units/acre
- Potentially identify site as shown on map for housing element sites inventory



COVE SHOPPING CENTER SITE

Development concept

- 2-story townhomes and mixed-use building with ground floor commercial

Proposal

- Rezone site for net 25-30 units/acre
- Potentially identify site as shown on map for housing element sites inventory



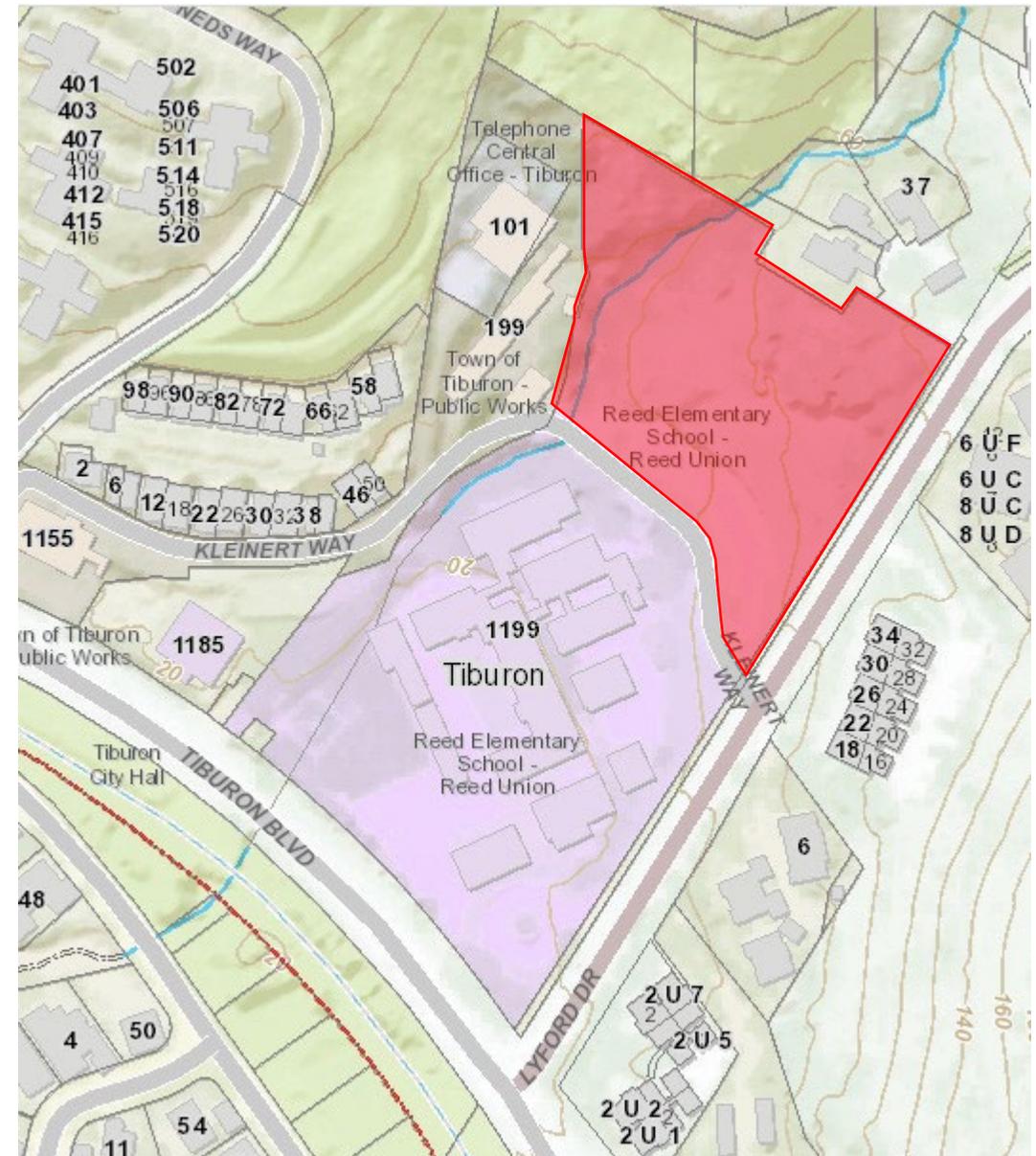
REED SCHOOL SITE

Development concept

- 2 and 3-story townhomes

Proposal

- Already zoned for up to 24.8 units/acre with AHO
- Rezone for net 20-25 units/acre
- Potentially identify site as shown on map for housing element sites inventory



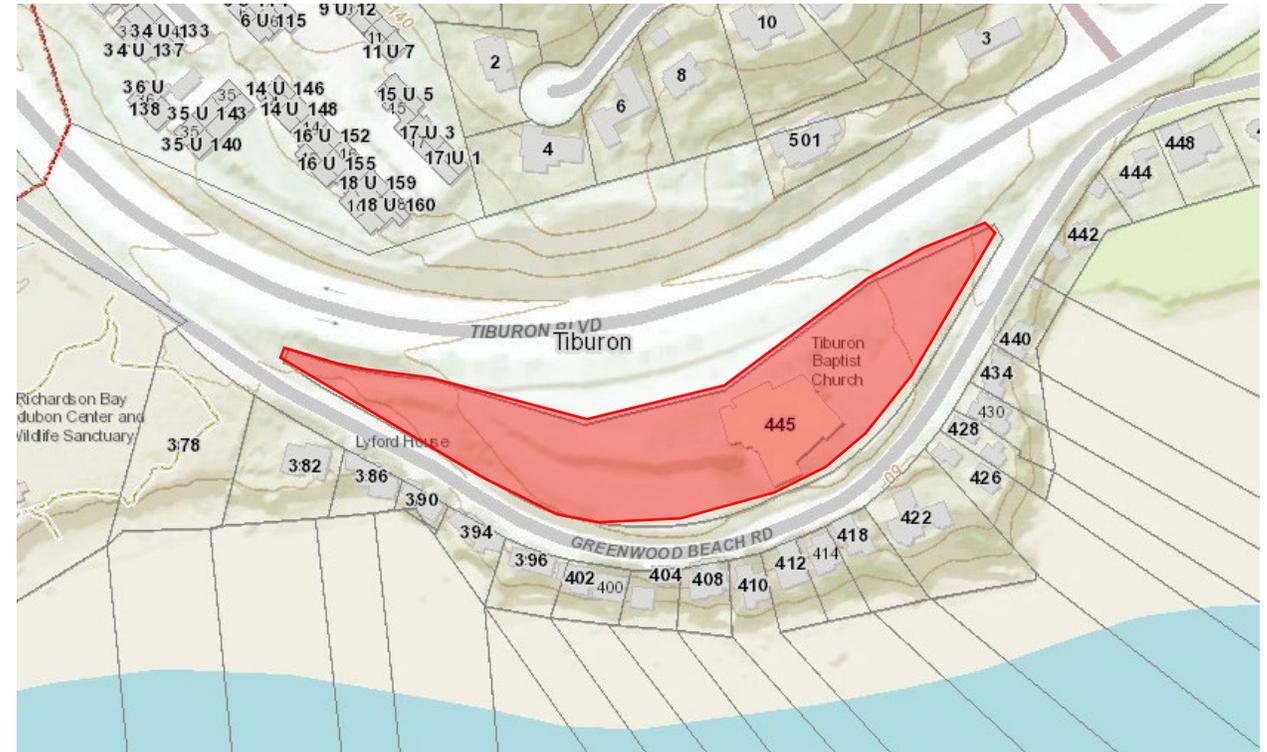
TIBURON BAPTIST CHURCH

Development concept

- 2-3 story townhomes

Proposal

- Rezone for 20 units per acre
- Potentially identify site as shown on map for housing element sites inventory



Breakout Rooms

NEXT STEPS

Housing Element

- Survey will be posted on [CreateTiburon2040.org](https://www.createtiburon2040.org)
- Workshop presentation and video will be posted
- Submit questions on Contact Us page
- Planning Commission meeting on March 9th and Town Council meeting on April 6th to select sites and housing densities
- Draft Housing Element released in June 2022

General Plan Update

- Mobility & Noise workshop in March
- Diversity & Inclusion workshop in May
- Sign up for the mailing list at [CreateTiburon2040.org](https://www.createtiburon2040.org)

