



Housing Opportunity Sites and Rezoning Proposal

Planning Commission
March 23, 2022

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.



2023-2031 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

- The State Department of Housing and Community Development (HCD) determines regional need
- ABAG develops RHNA for cities and counties
- State Law objectives for RHNA:
 - **Increase housing supply and mix of housing types**, with the goal of improving housing affordability and equity in all cities and counties within the region.
 - **Promote infill development and socioeconomic equity**; protect environmental and agricultural resources; encourage efficient development patterns; and achieve greenhouse gas reduction targets.
 - **Improve intra-regional jobs-to-housing relationship**, including the balance between low wage jobs and affordable housing units for low-wage workers in each jurisdiction.
 - **Balance disproportionate household income distributions** (more high-income allocation to lower-income areas, and vice-versa)
 - **Affirmatively further fair housing**

- Association of Bay Area Government, Draft Regional Housing Needs Allocation (RHNA) Plan: San Francisco Bay Area, 2023-2031 (May 2021)

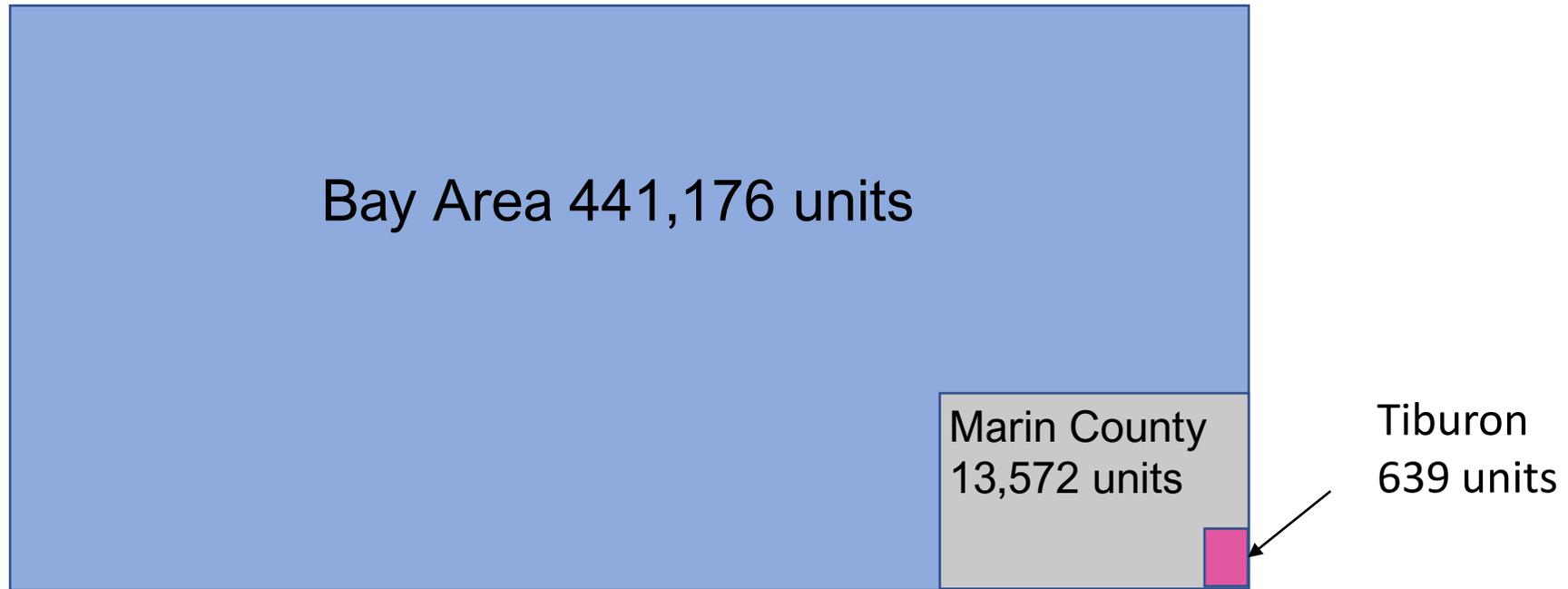
ACHIEVING SOCIAL EQUITY

“Affirmatively furthering fair housing, which means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.”

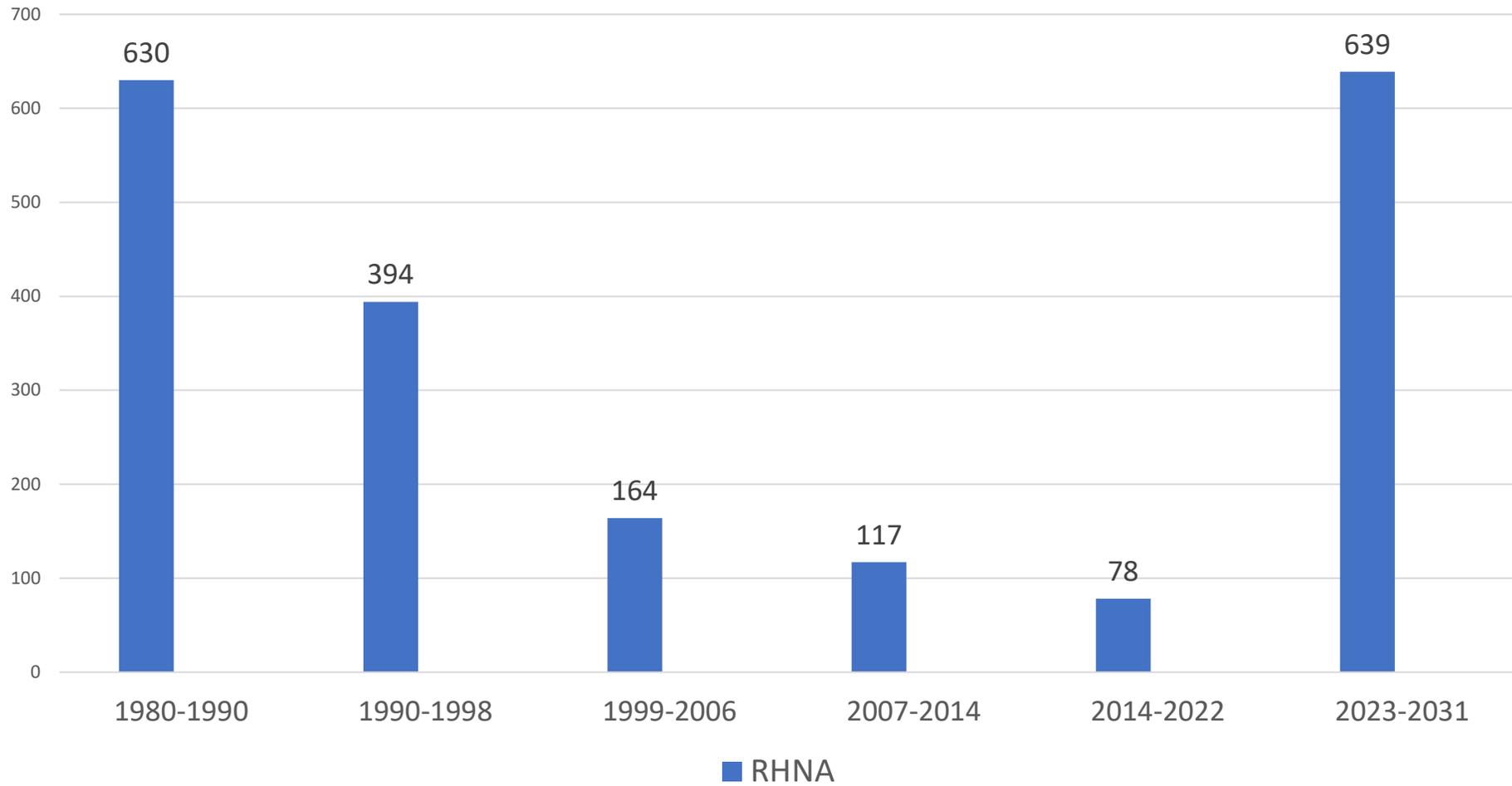
- California Government Code §65584(e)

2023-2031 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

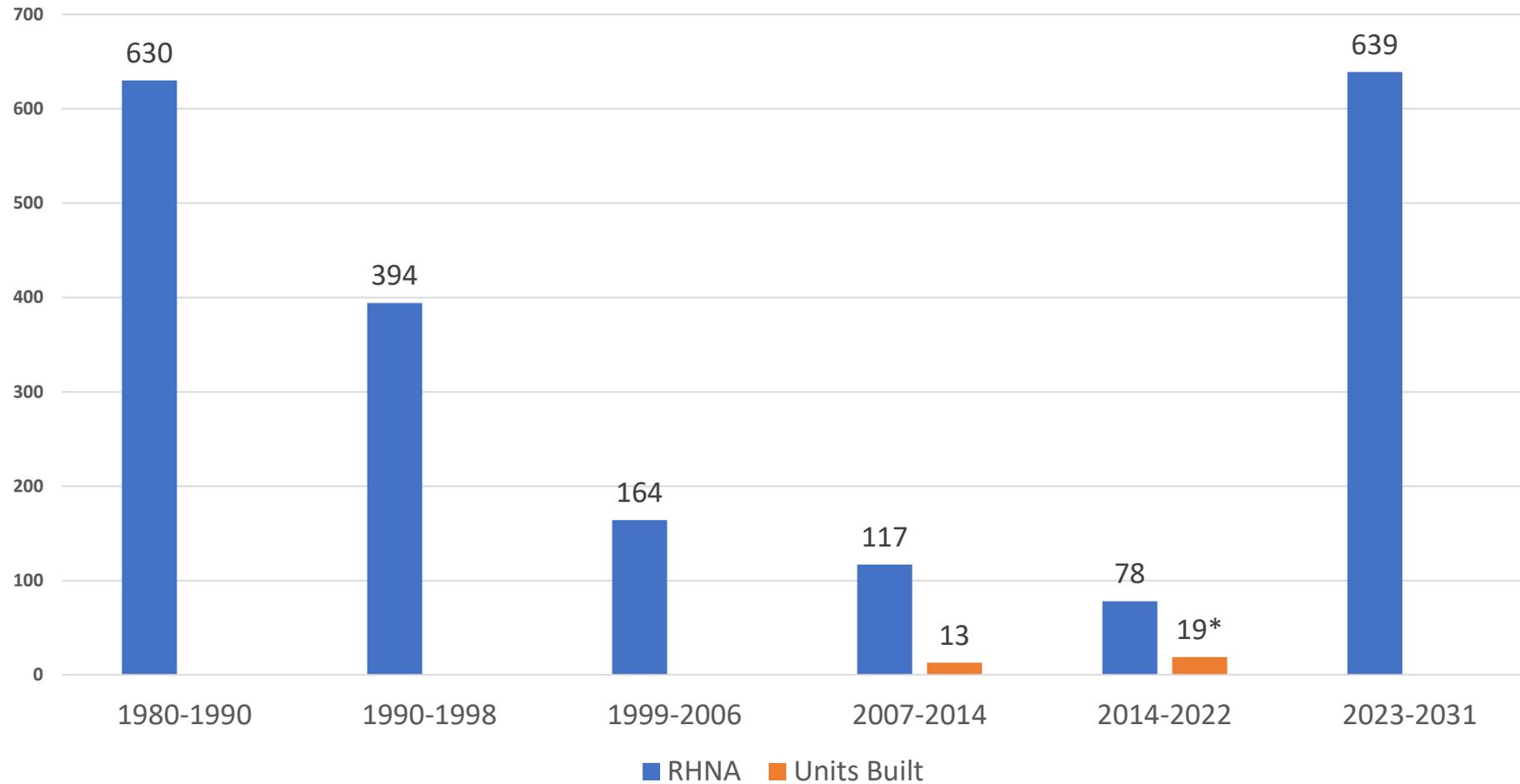
- Total regional need is more than double this cycle: 187,990 last cycle



HISTORICAL REGIONAL HOUSING NEEDS ALLOCATION (RHNA)



HISTORICAL REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)



** Through 2019*

INCOME CATEGORIES FOR MARIN COUNTY AND TIBURON

Category	Definition	2-person Household	4-person Household
Very Low Income	Up to 50% of Median	Up to \$73,100	Up to \$91,350
Low Income	50-80% of Median	Up to \$117,100	Up to \$146,350
Median Income		\$119,700	\$149,600
Moderate Income	80-120% of Median	Up to \$143,600	Up to \$179,500
Above Moderate Income	Over 120% of Median	Over \$143,600	Over \$179,500

California Department of Housing and Community Development, 2021 State Income Limits

2023-2031 REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

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

RHNA ALLOCATION

- Baseline Allocation distributed to each jurisdiction according to Plan Bay Area 2050 growth projections
 - Tiburon's baseline allocation is high due to the ferry dock being classified by state law as a ferry terminal and a "Transit-Rich Area" and Tiburon being classified as a High Resource Area
- Baseline allocation is further modified by three factors related to access to High Opportunity Areas and Job Proximity via Automobiles and Transit.
 - Tiburon's RHNA allocation is higher due to Tiburon being classified as a High Resource Area.

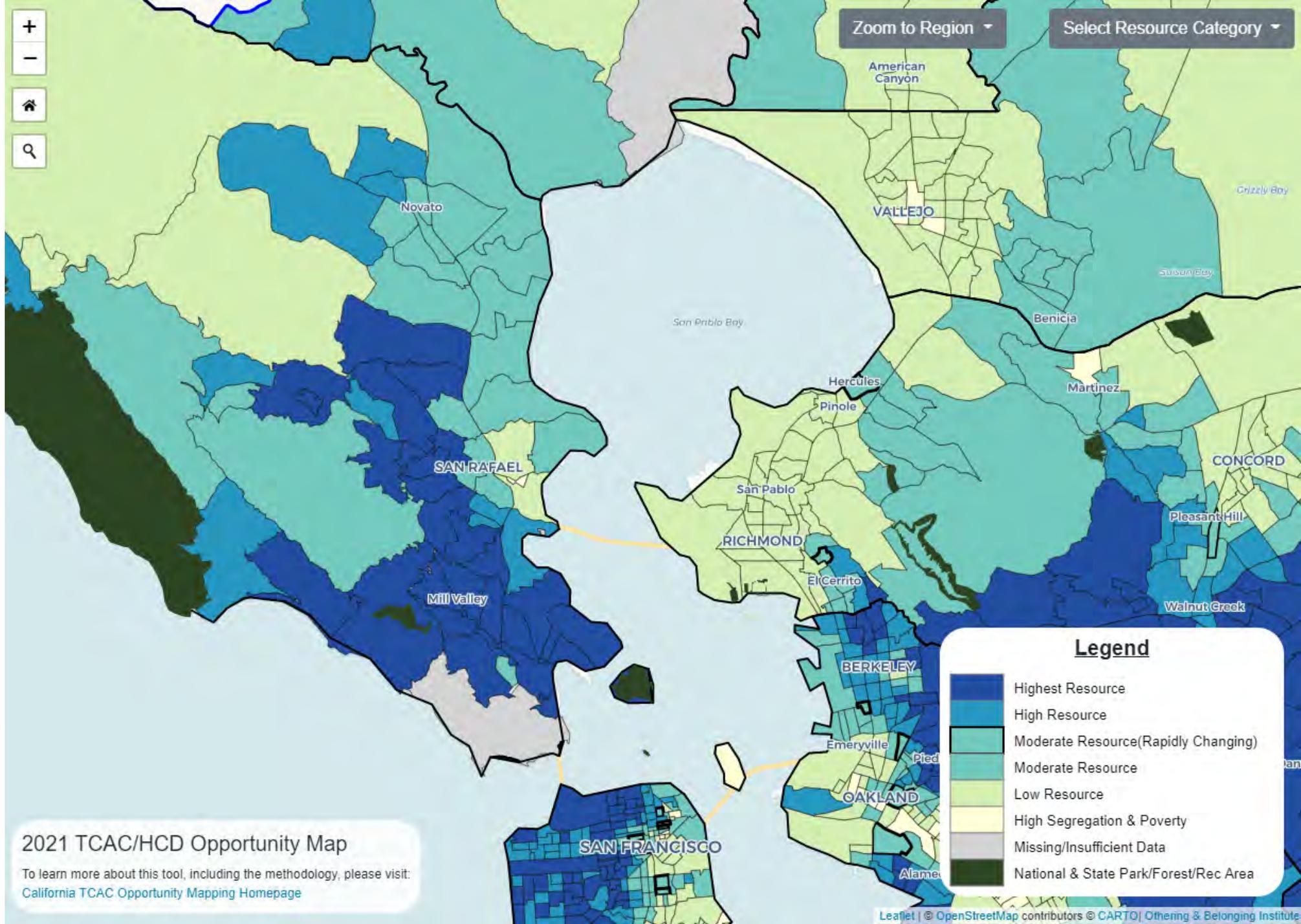


- Tiburon is a Highest Resource Area

- High performing schools
- Less exposure to environmental and health hazards
- Higher employment
- Higher percentage of adults with a bachelor's degree
- Lower poverty rates

- “The Opportunity Map stems from HCD’s policy goals to avoid further segregation and concentration of poverty and to encourage access to opportunity through affordable housing programs.”

- ABAG, RHNA Plan



HOUSING ELEMENT OUTREACH AND FEEDBACK

- First workshop held November 9, 2021
 - Regional Housing Needs Allocation (RHNA) and methodology
 - Housing needs
 - Potential sites and housing strategies
- Second workshop held February 22, 2022
 - State law and HCD guidelines for sites
 - Site identification and rezoning proposal
- Workshop summaries and Q&A posted on [CreateTiburon2040.org](https://www.create-tiburon2040.org)
- Surveys posted on website
 - 67 responses for first workshop survey
 - 76 responses to date for second workshop survey

WHAT WE'VE HEARD

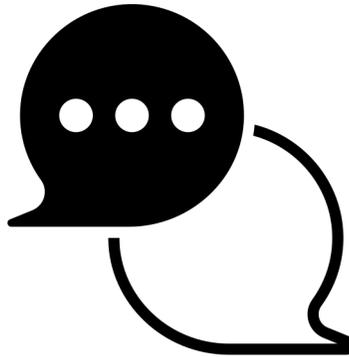
“How can Tiburon handle 600 more units?”

“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.”

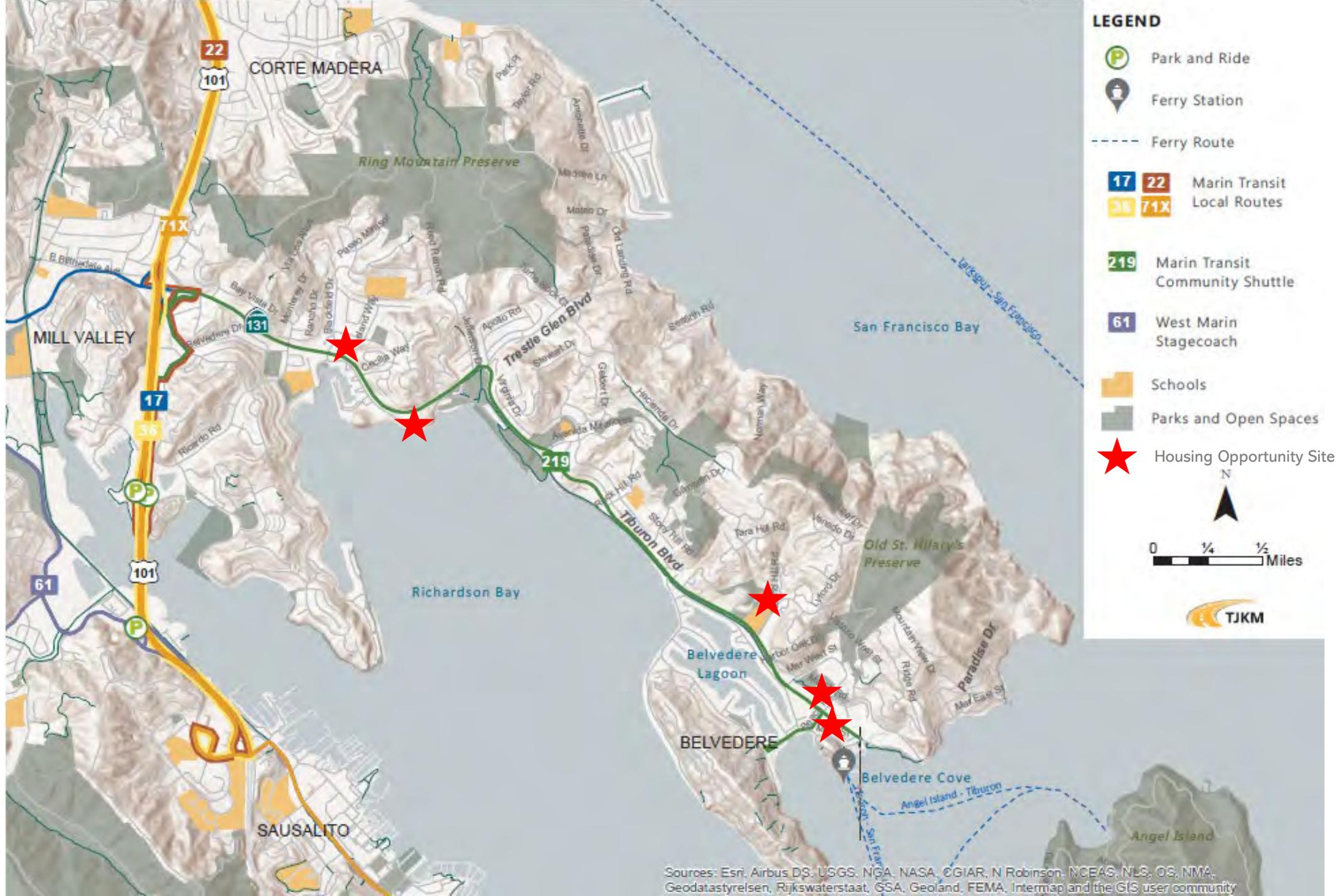
HOUSING NEEDS IN TIBURON

- 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 were 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
-  219 Marin Transit Community Shuttle
-  61 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, Geodatastyrelsen, 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.)	75
SB 9 Potential on Single Family Parcels (approx.)	105 (?)
SB 9 Potential for Developed Single Family Parcels (approx.)	420 (?)
Accessory Dwelling Units (approx.) (10% of 30 units)	3
TOTAL	603
RHNA	243

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 their 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)

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



Chase Bank



CVS



B of A

DOWNTOWN: TIBURON BLVD. EAST



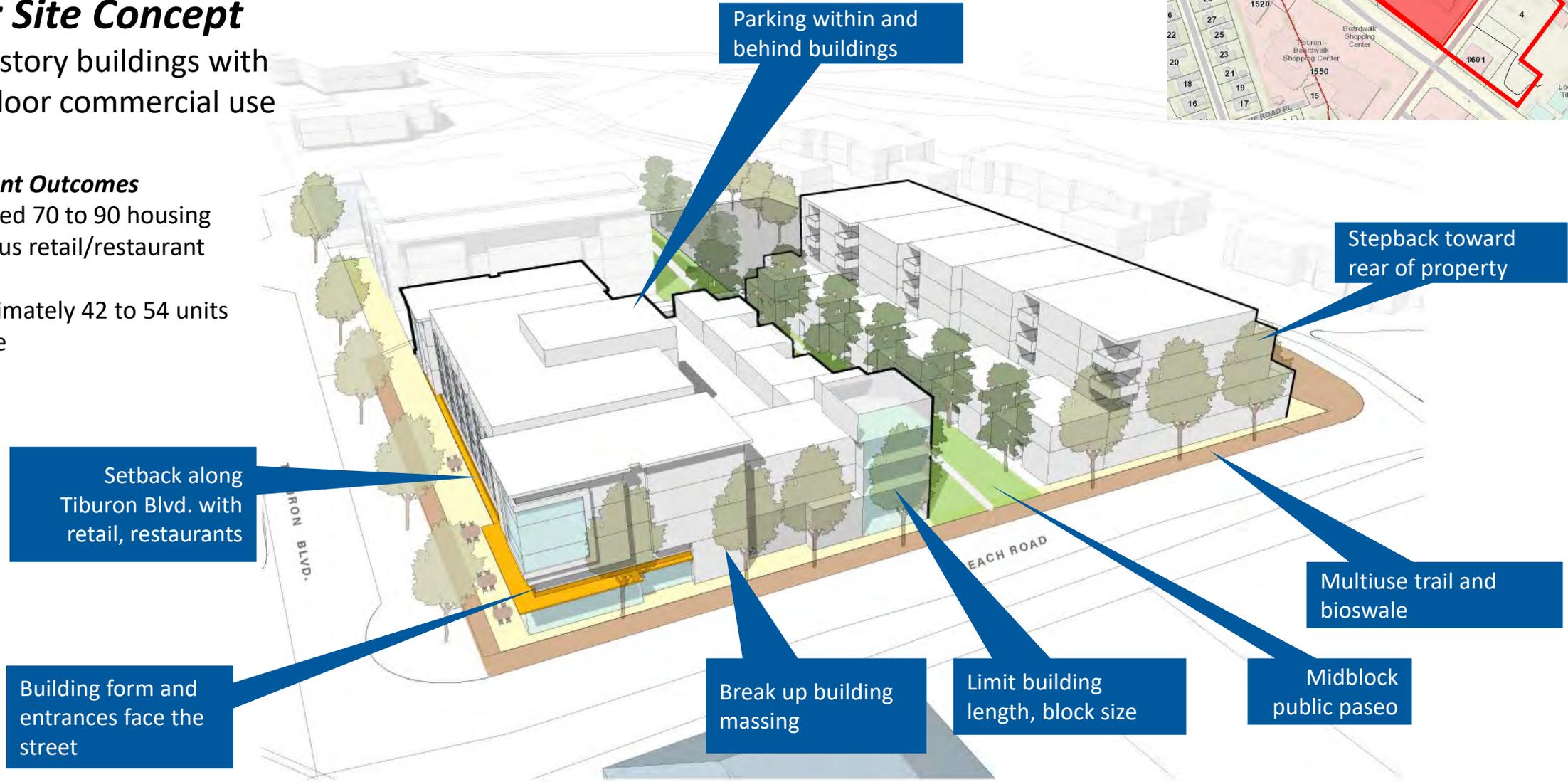
DOWNTOWN: TIBURON BLVD. EAST

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



Parking within and behind buildings

Stepback toward rear of property

Setback along Tiburon Blvd. with retail, restaurants

Multiuse trail and bioswale

Building form and entrances face the street

Break up building massing

Limit building length, block size

Midblock public paseo

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

1. I could support it 65%
2. It should provide more housing units 12%
3. It should provide fewer housing units 27%
4. I prefer no new development over what is currently allowed 0%
5. I prefer no new development 8%

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

1. I could support it 58%
2. It should provide more housing units 21%
3. It should provide fewer housing units 29%
4. I prefer no new development over what is currently allowed 4%
5. I prefer no new development 0%

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



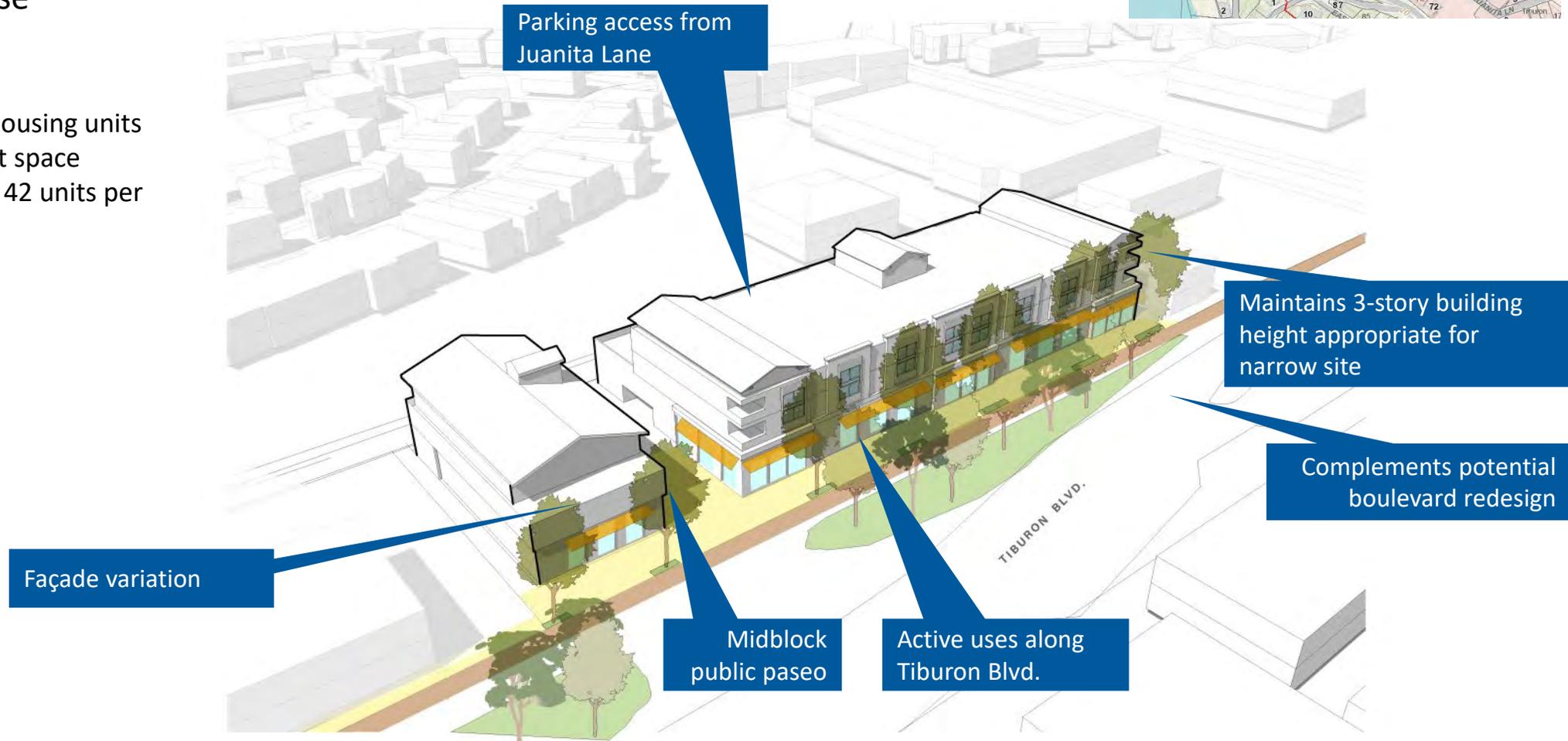
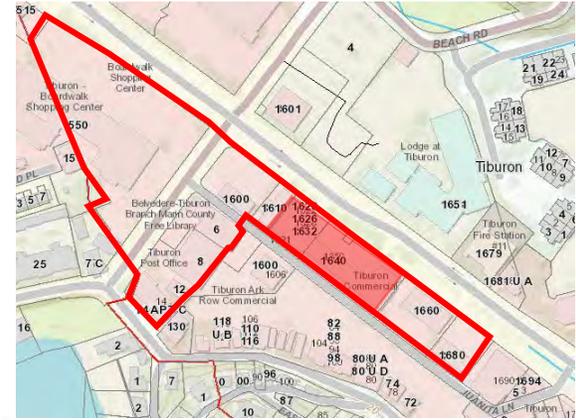
DOWNTOWN: TIBURON BLVD. WEST

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



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

1. I could support it 79%
2. It should provide more housing units 17%
3. It should provide fewer housing units 17%
4. I prefer no new development over what is currently allowed 0%
5. I prefer no new development 0%

DOWNTOWN: MAIN STREET

Site Characteristics

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



Main Street



Juanita Lane



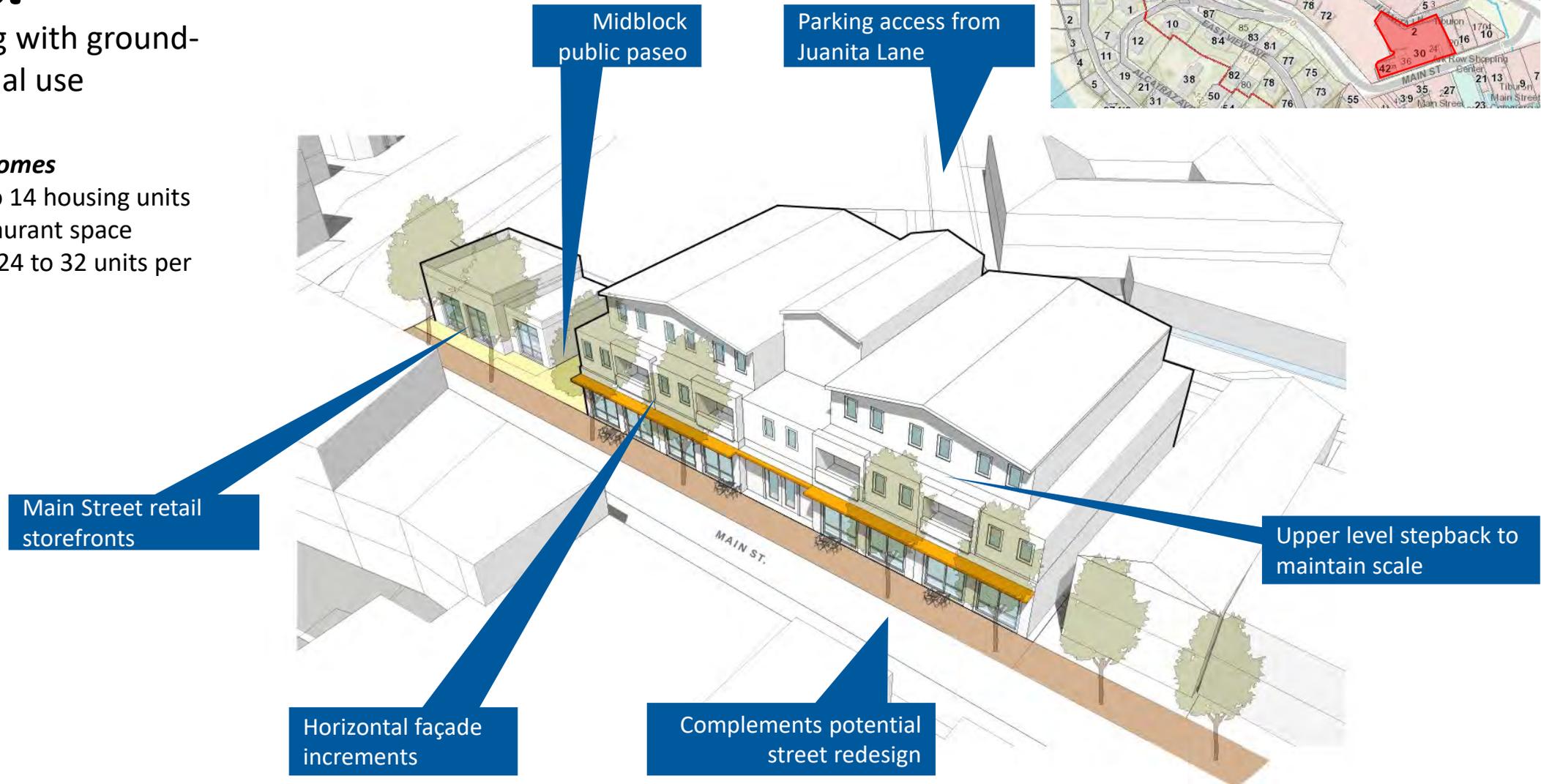
DOWNTOWN: MAIN STREET

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 38%
2. It should provide more housing units 29%
3. It should provide fewer housing units 17%
4. I prefer no new development over what is currently allowed 17%
5. I prefer no new development 4%

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



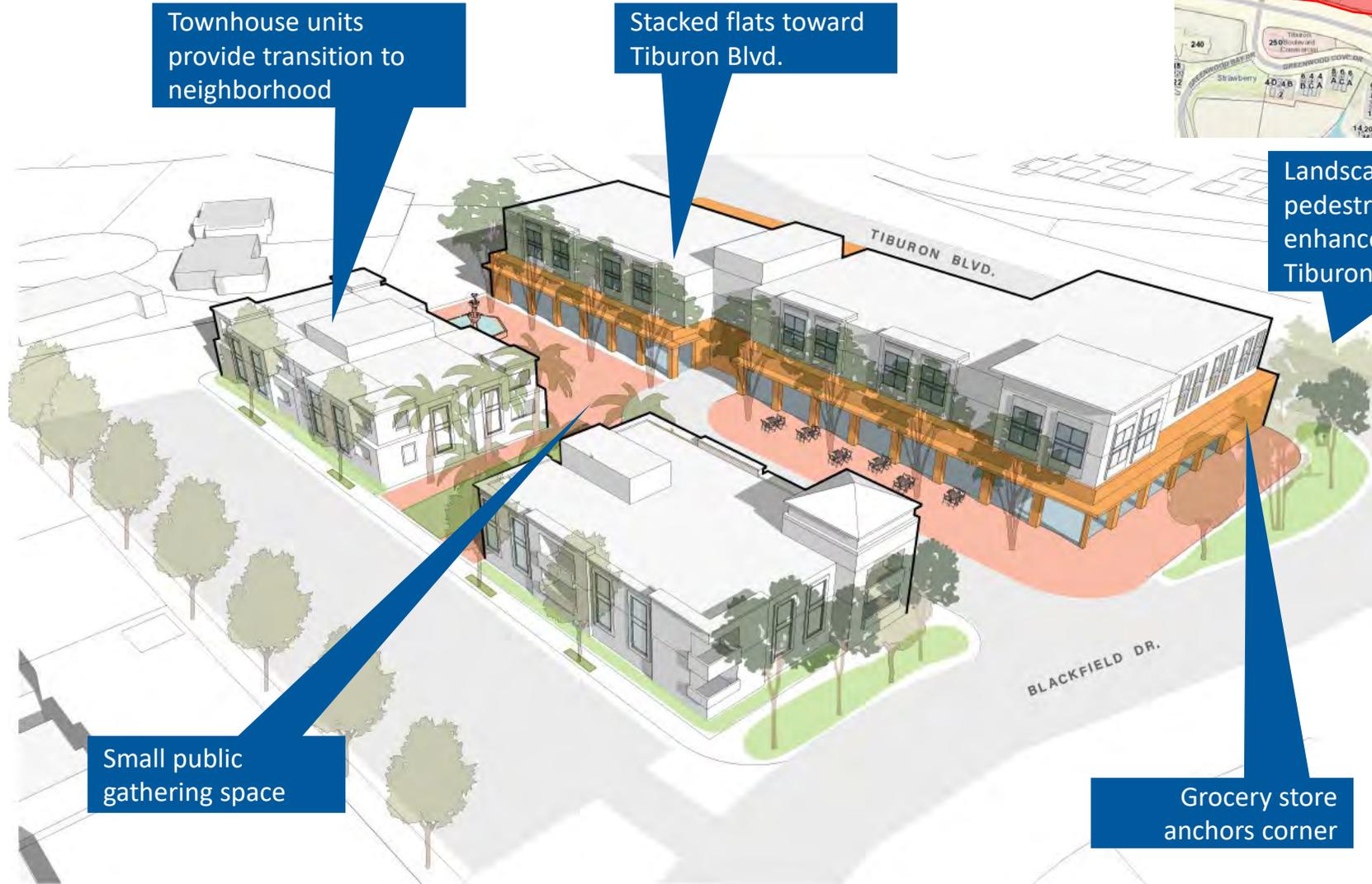
COVE SHOPPING CENTER SITE

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 36%
2. It should provide more housing units 16%
3. It should provide fewer housing units 24%
4. I prefer no new development over what is currently allowed 16%
5. I prefer no new development 16%

REED SCHOOL SITE

Site Characteristics

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



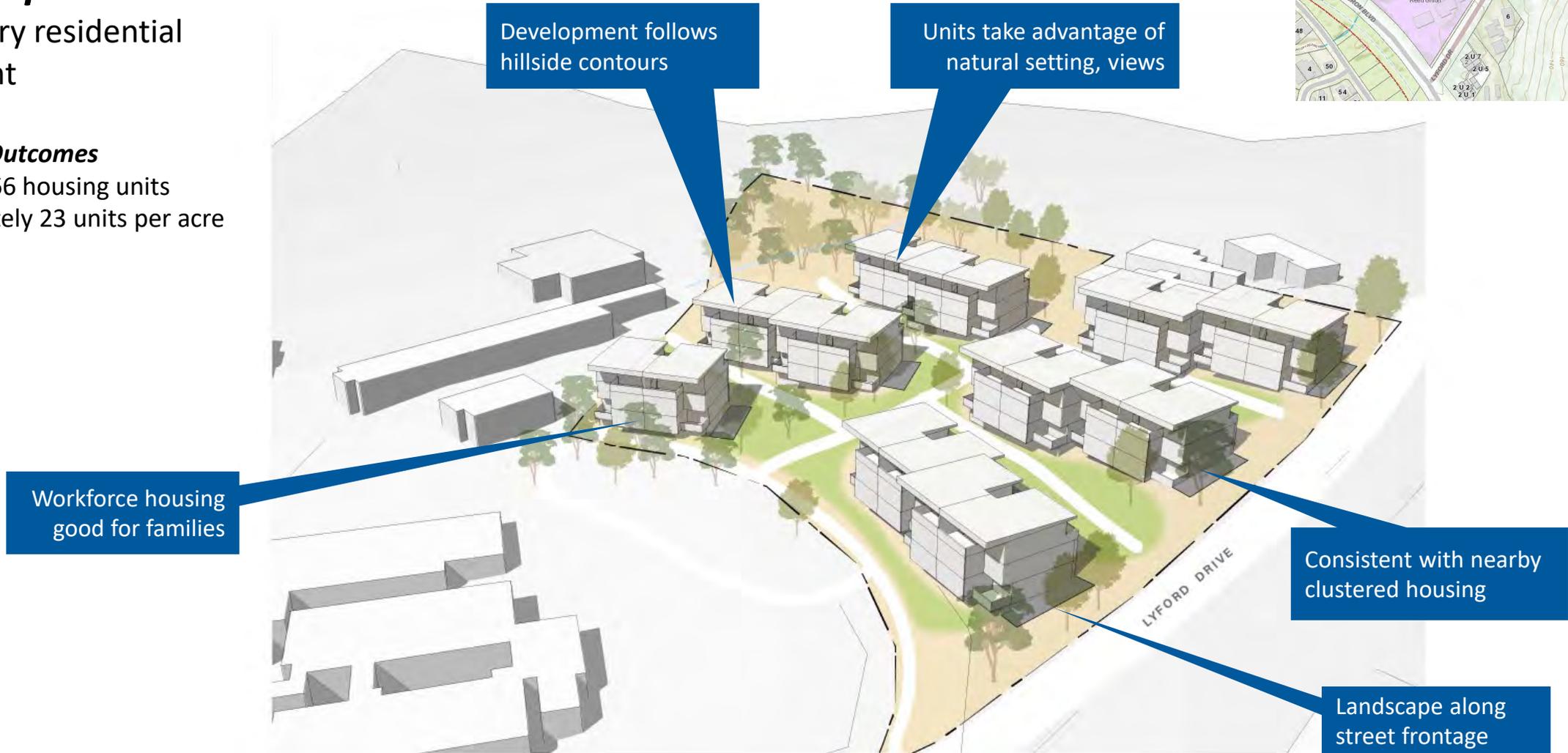
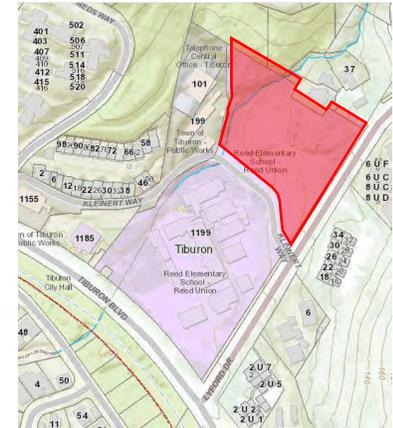
REED SCHOOL SITE

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 77%
2. It should provide more housing units 8%
3. It should provide fewer housing units 4%
4. I prefer no new development over what is currently allowed 8%
5. I prefer no new development 8%

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



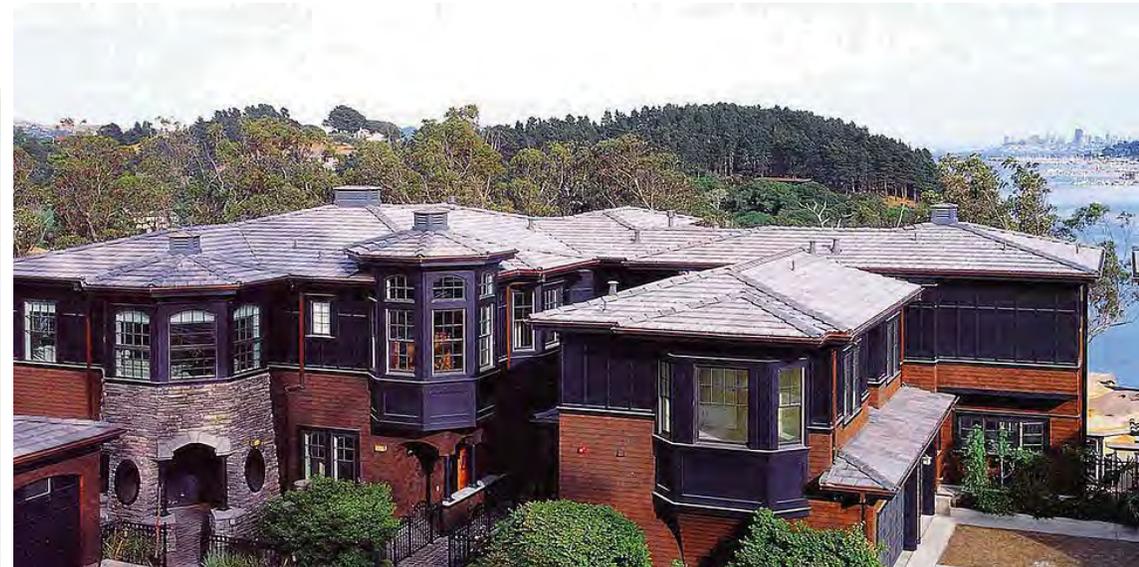
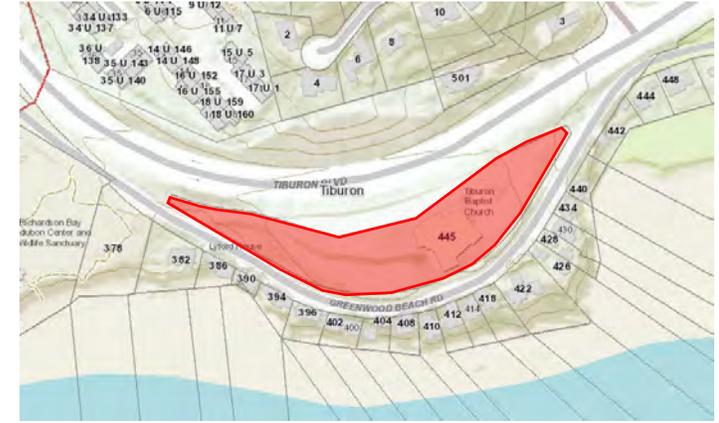
TIBURON BAPTIST CHURCH

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 62%
2. It should provide more housing units 23%
3. It should provide fewer housing units 4%
4. I prefer no new development over what is currently allowed 12%
5. I prefer no new development 8%

Site Identification & Rezoning Proposal

HOUSING II ONLINE SURVEY



Home

Workshops

Surveys

Documents

Resources

Contact



INTRODUCTION

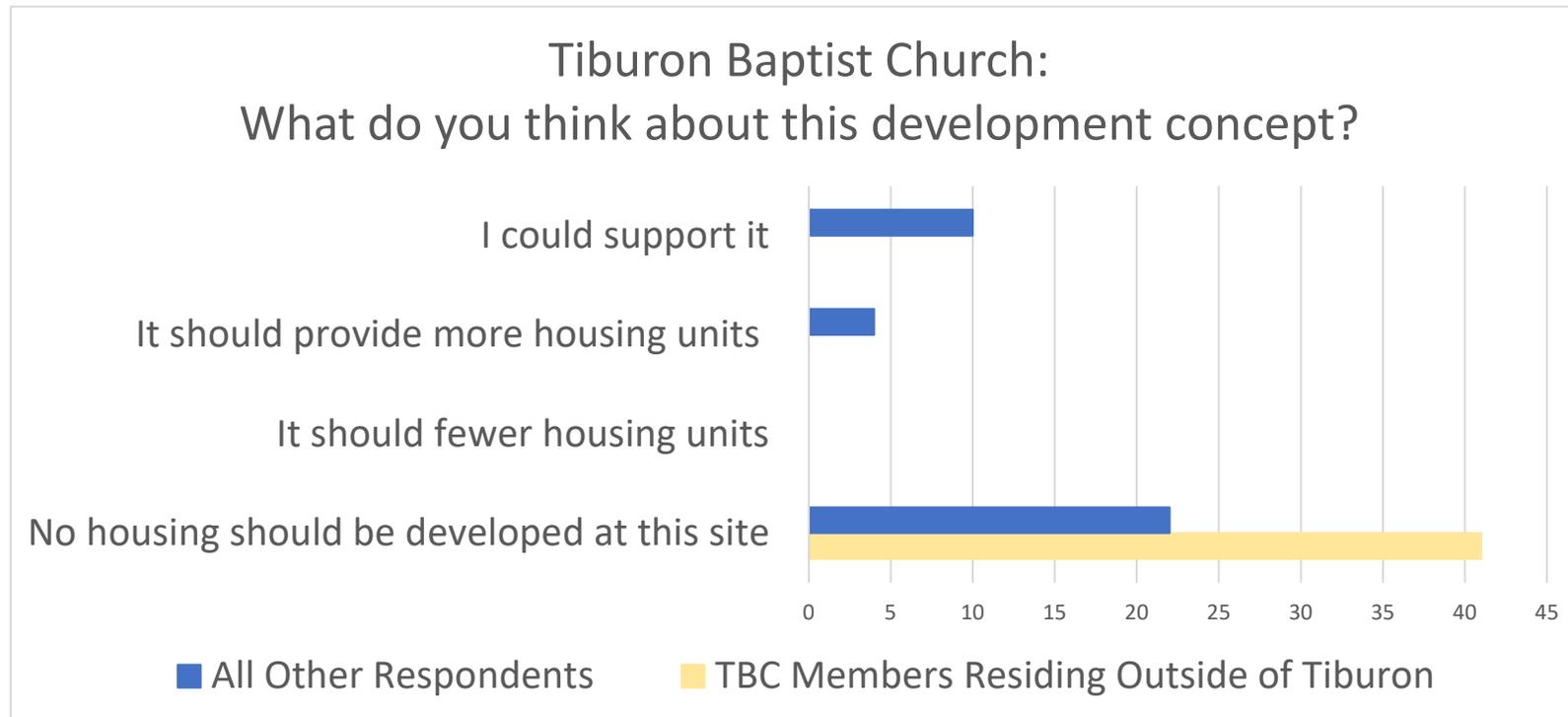
On Tuesday, February 22nd, the Town held a second community workshop on Housing. If you were unable to attend the workshop, this is your opportunity to share your thoughts on housing opportunity sites in Tiburon. Before taking the survey, you may find it helpful to review the information on the [Housing II](#) page and view the workshop presentation. Additional background information on housing needs and the Regional Housing Needs Allocation (RHNA) process is available on the [Housing I](#) page.

The Town is required to plan for the development of 639 new housing units between 2023 and 2031. While some of the housing need is expected to be met through development of single-family homes and accessory dwelling units, the rest – approximately 370 units – will need to be accommodated on sites appropriate for multifamily housing and townhomes.

Building upon input received from the first workshop, the Town identified seven housing opportunity sites for the community's consideration at the second workshop. Each site's development concept is briefly described below, along with a very conceptual model. It is important to remember that the models are intended to illustrate potential massing and give community members a sense of building

ONLINE SURVEY RESULTS TO DATE

- 76 responses
- 41 responses from Tiburon Baptist Church members who live outside Tiburon
- Of remaining 35 responses, 12 selected “no housing” option for 3 or more sites



DOWNTOWN: TIBURON BLVD. EAST

Development concept

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

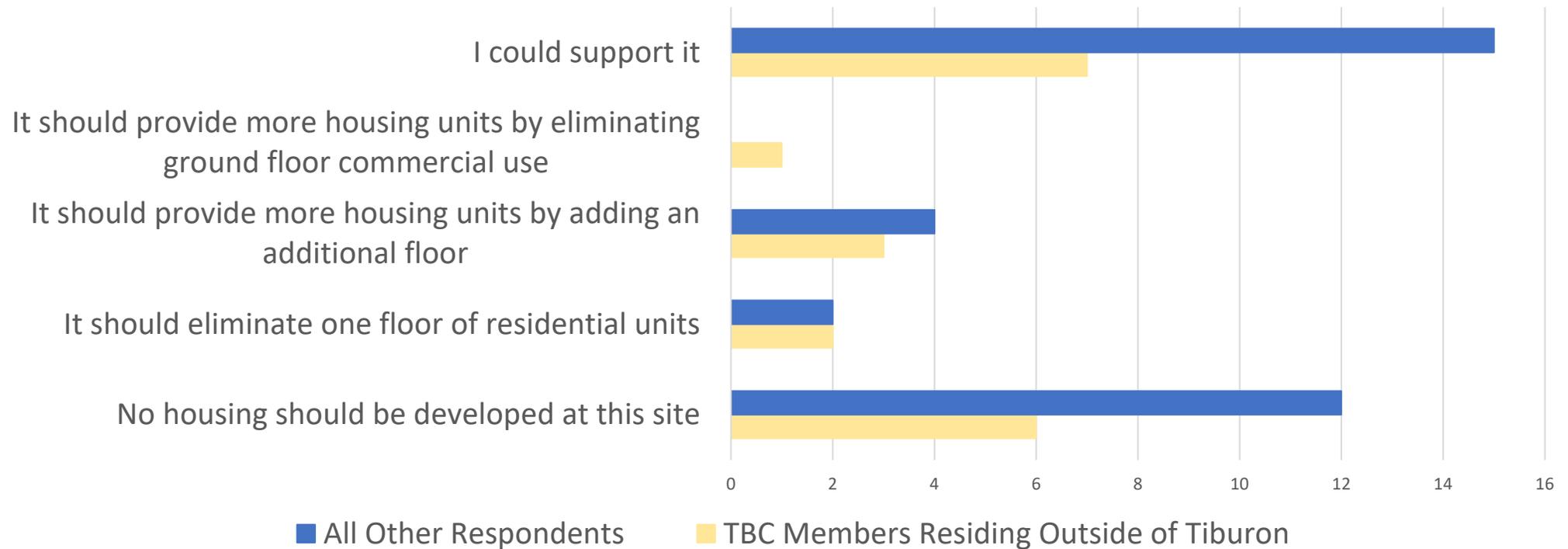
Proposal

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



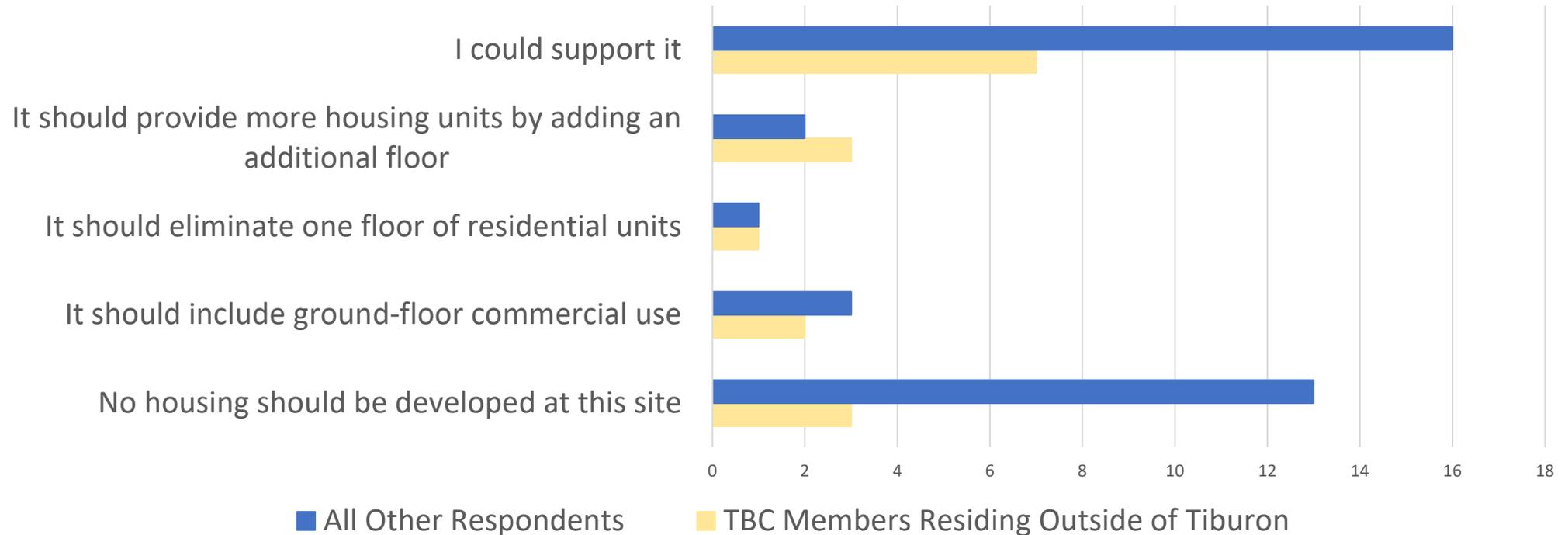
ONLINE SURVEY RESULTS TO DATE

Downtown Tiburon Blvd East Corner: What do you think about this development concept?



ONLINE SURVEY RESULTS TO DATE

Downtown Tiburon Blvd East Midblock: What do you think about this development concept?



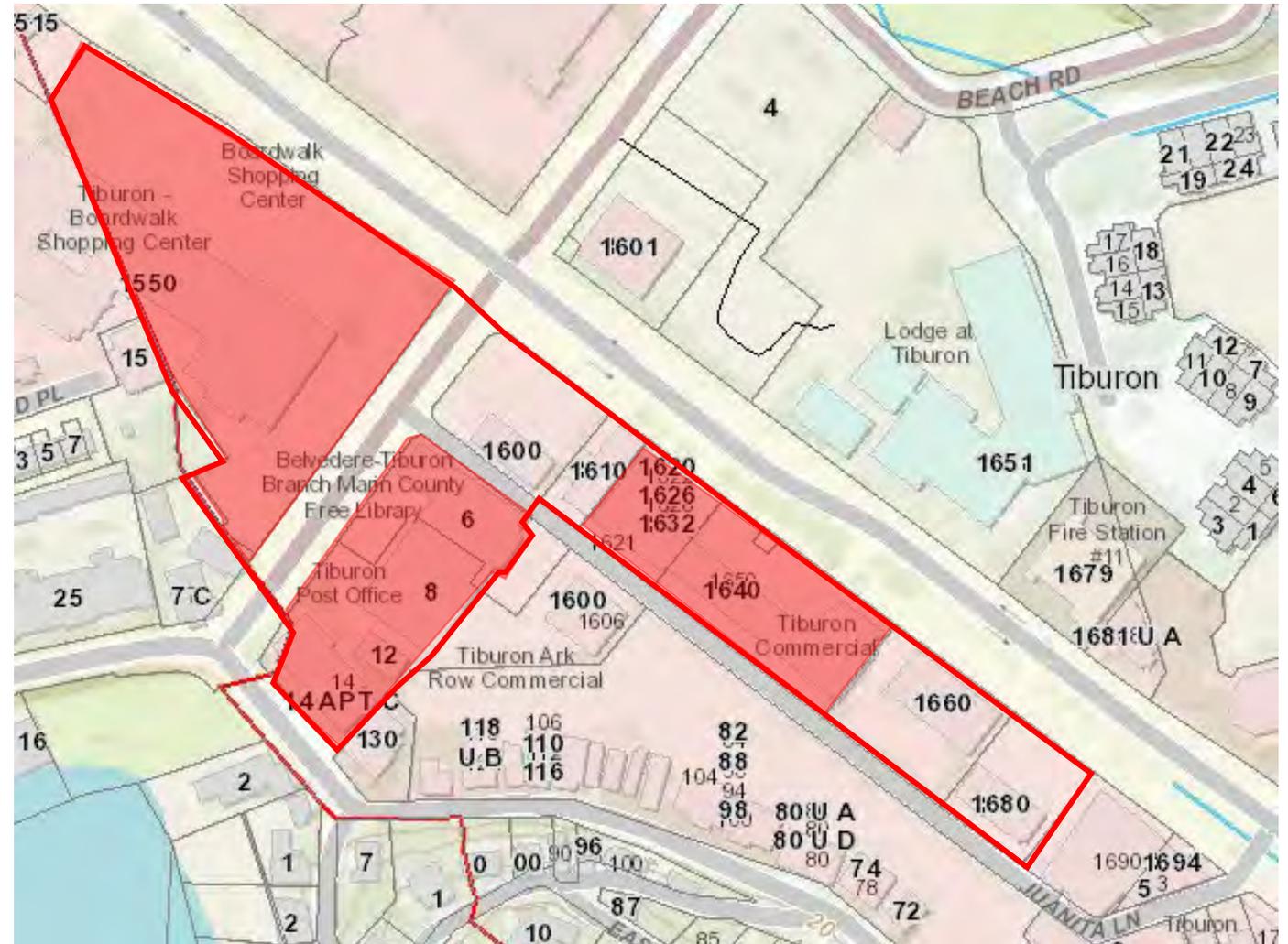
DOWNTOWN: TIBURON BLVD. AND BEACH RD. WEST

Development concept

- 3-story development with ground floor commercial

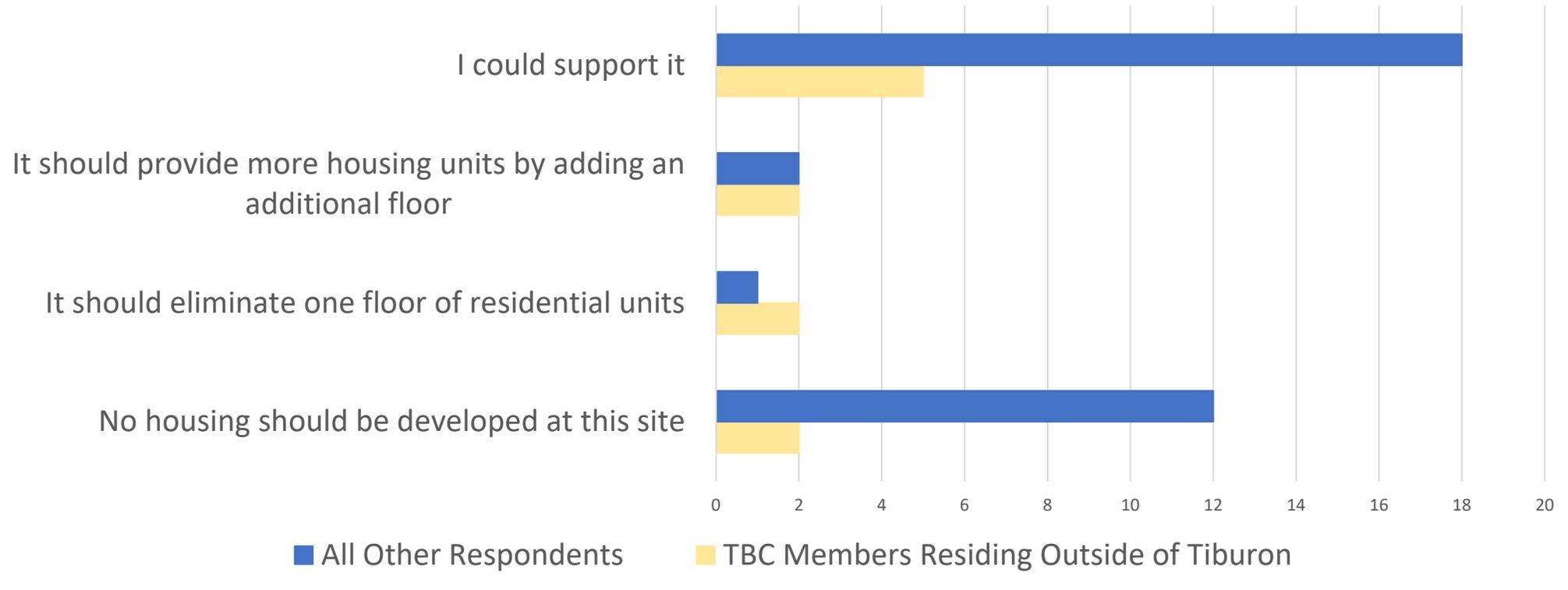
Proposal

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



ONLINE SURVEY RESULTS TO DATE

Downtown Tiburon Blvd West Midblock: What do you think about this development concept?



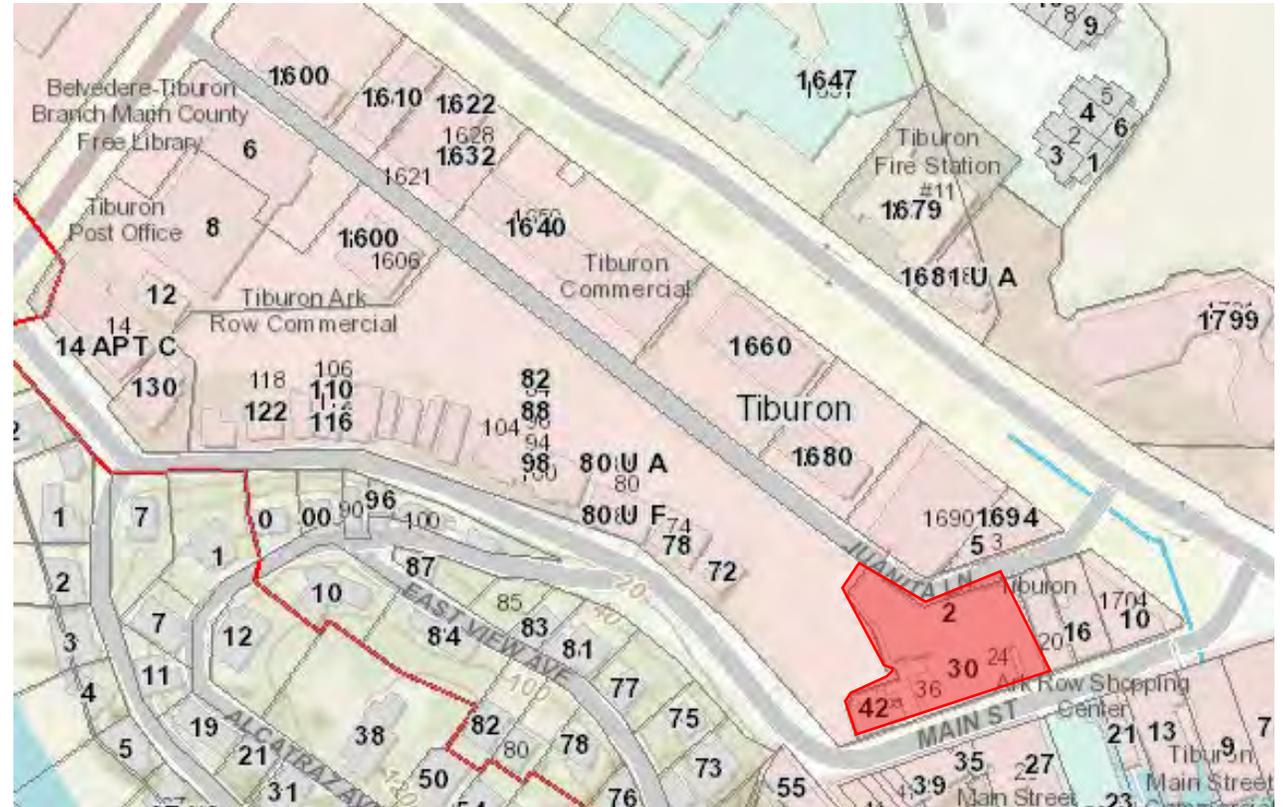
DOWNTOWN: MAIN STREET

Development concept

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

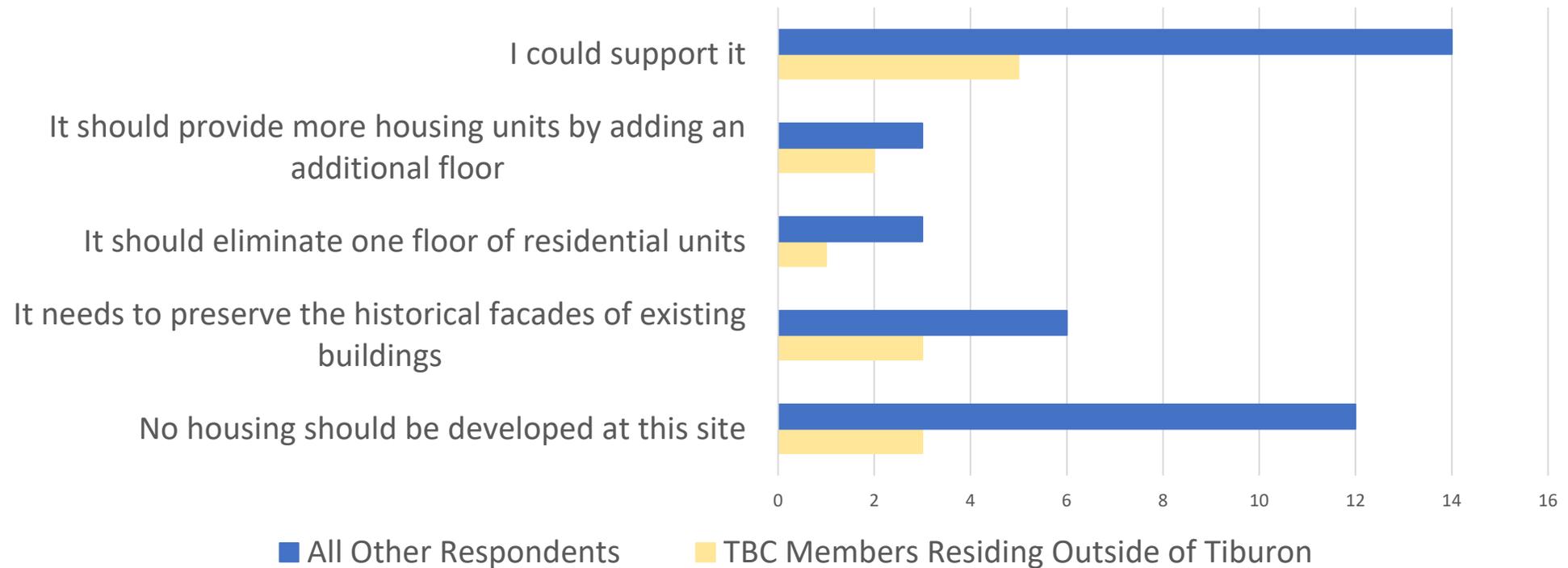
Proposal

- Rezone site for 20-25 units/acre
- Potentially identify site as shown on map for housing element sites inventory



ONLINE SURVEY RESULTS TO DATE

Downtown Main Street: What do you think about this development concept?



COVE SHOPPING CENTER SITE

Development concept

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

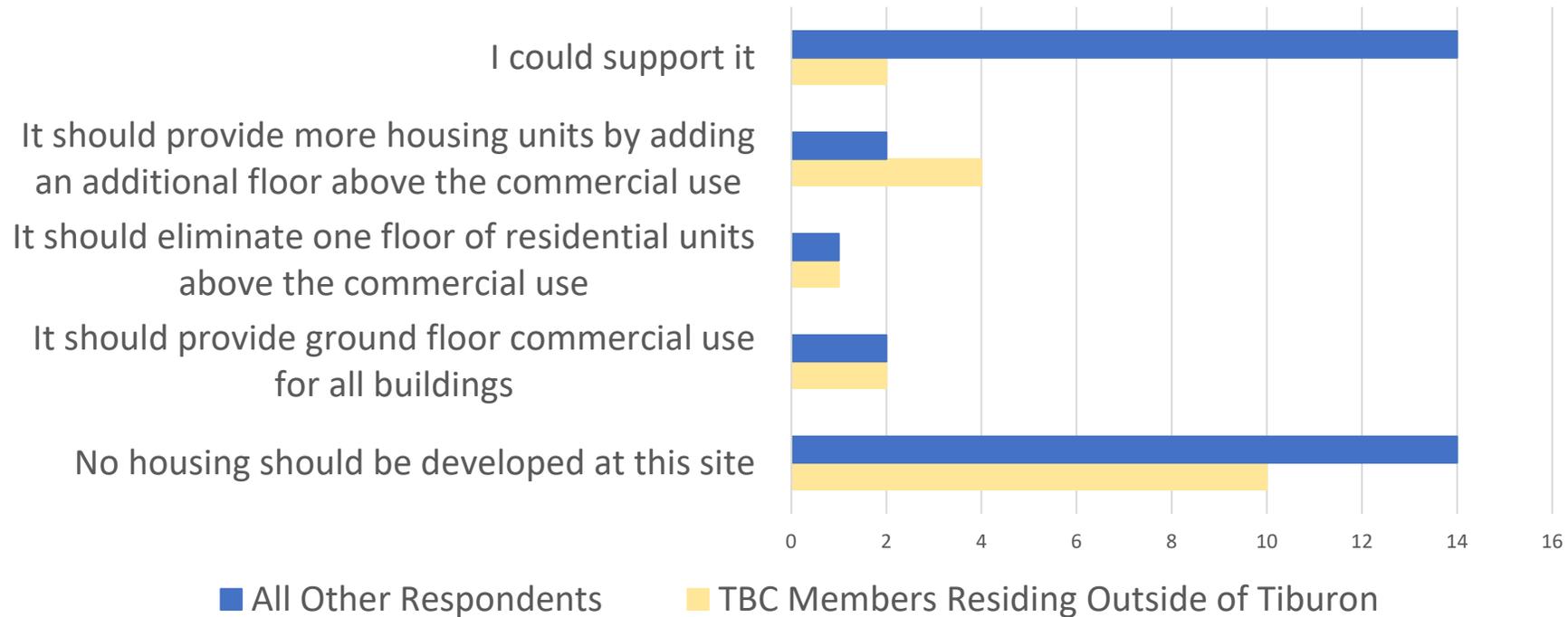
Proposal

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



ONLINE SURVEY RESULTS TO DATE

Cove Shopping Center Site: What do you think about this development concept?



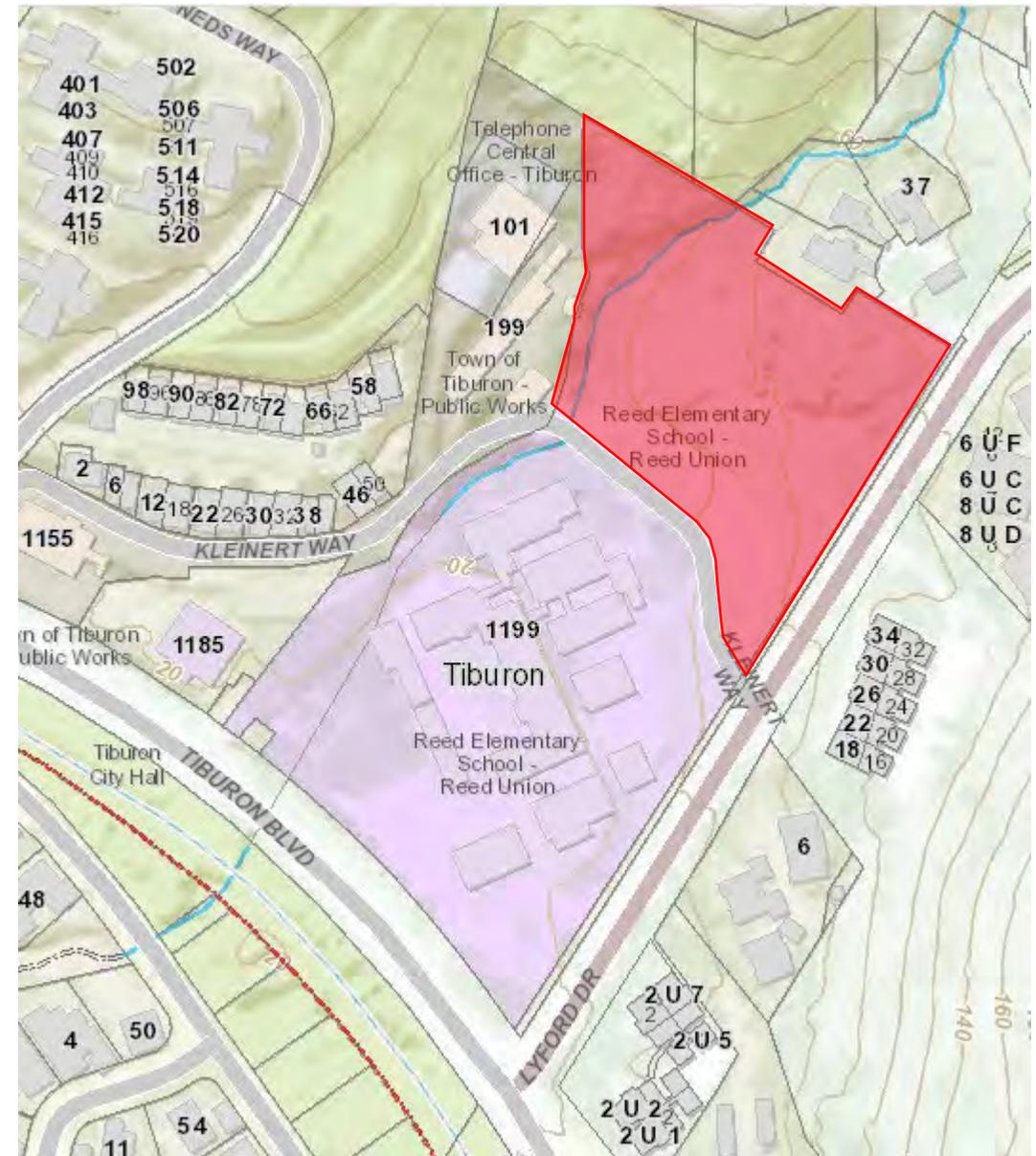
REED SCHOOL SITE

Development concept

- 2 and 3-story townhomes

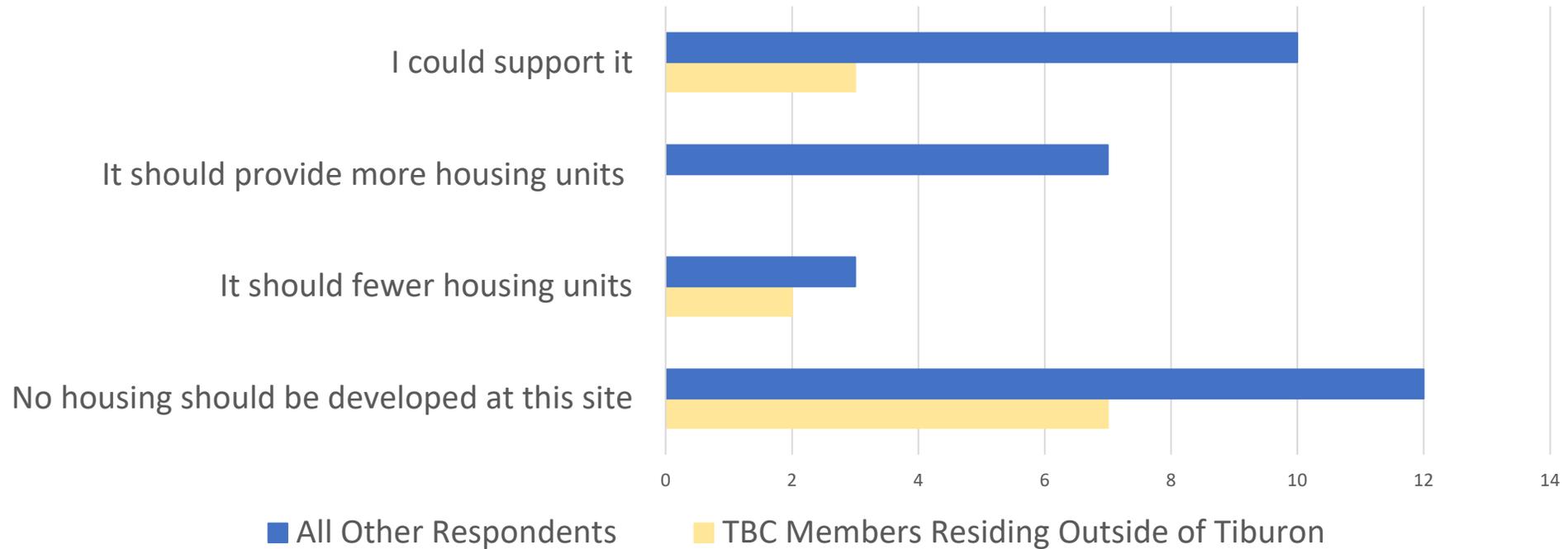
Proposal

- 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



ONLINE SURVEY RESULTS TO DATE

Reed School Site: What do you think about this development concept?



WHAT WE'VE HEARD

- Frustration with housing mandates
- Misunderstanding about what rezoning means to the property owner
- Desire for well-designed buildings with careful consideration of traffic, parking, circulation, flooding/sea level rise, historic preservation, and views
- Support for most sites at proposed density and building height

VERY LOW AND LOW-INCOME SITES

Site Address	Existing Use	Parcel size (acres)	Proposed Density (du/ac)	Housing Unit Capacity
1525 Tiburon Blvd	Parking lot	0.66	40-45	26-29
1604 Tiburon Blvd	BofA (vacant)	0.57	40-45	22-25
4 Beach Rd	Parking lot	1.07	40-45	42-48
1550 Tiburon Blvd	Boardwalk Shopping Ctr.	2.21	30-35	66-77
1620 Tiburon Blvd	Comm. bldg.	0.27	30-35	26-30
1640/50 Tiburon Blvd	Comm. bldg.	0.60	30-35	
6 Beach Rd	Comm. bldg. and apt.	0.41	30-35	42-49
12 Beach Rd	Post office	1.00	30-35	
1 Blackfield Dr	Cove Shopping Center	2.89-acre portion	25-30	72-86
1199 Tiburon Blvd.	Reed School	2.9-acre vacant portion	20-25	58-72
ADUs				18
TOTAL (at minimum density)				389
RHNA for Very Low and Low-Income Units				303

Note: Capacities are calculated at the low end of the density range per HCD's "safe harbor" option and do not reflect potential additional units from application of a density bonus.

ZONING PROPOSAL RECAP AND UNIT CAPACITIES: MODERATE-INCOME SITES

Site Address	Existing Use	Parcel size (acres)	Proposed Density (du/ac)	Housing Unit Capacity
1535 Tiburon Blvd	Chase Bank	0.72	40-45	28-32
1555 Tiburon Blvd	Parking lot	0.86	40-45	34-38
1599 Tiburon Blvd	CVS	1.66	40-45	66-74
1600 Tiburon Blvd	Former Shark's Deli	0.39	30-35	11-13
1610 Tiburon Blvd.	Comm. bldg.	0.13	30-35	4
1660 Tiburon Blvd	Comm. bldg.	0.43	30-35	12-15
1680 Tiburon Blvd	Comm. bldg.	0.29	30-35	8-10
26 Main St./ 2 Juanita Ln.	Theatre and shops	0.43	20-25	8-10
ADUs				9
TOTAL (at minimum density)				180
RHNA for Moderate-Income Units				93

ZONING PROPOSAL RECAP AND UNIT CAPACITIES: ABOVE MODERATE-INCOME SITES

Site Address	Housing Unit Capacity
Vacant single and two-family lots	75
Additional SB 9 potential on vacant single-family lots	105?
Additional SB 9 potential on developed single-family lots	420?
ADUs	3
TOTAL	603?
RHNA for Above Moderate-Income Units	243

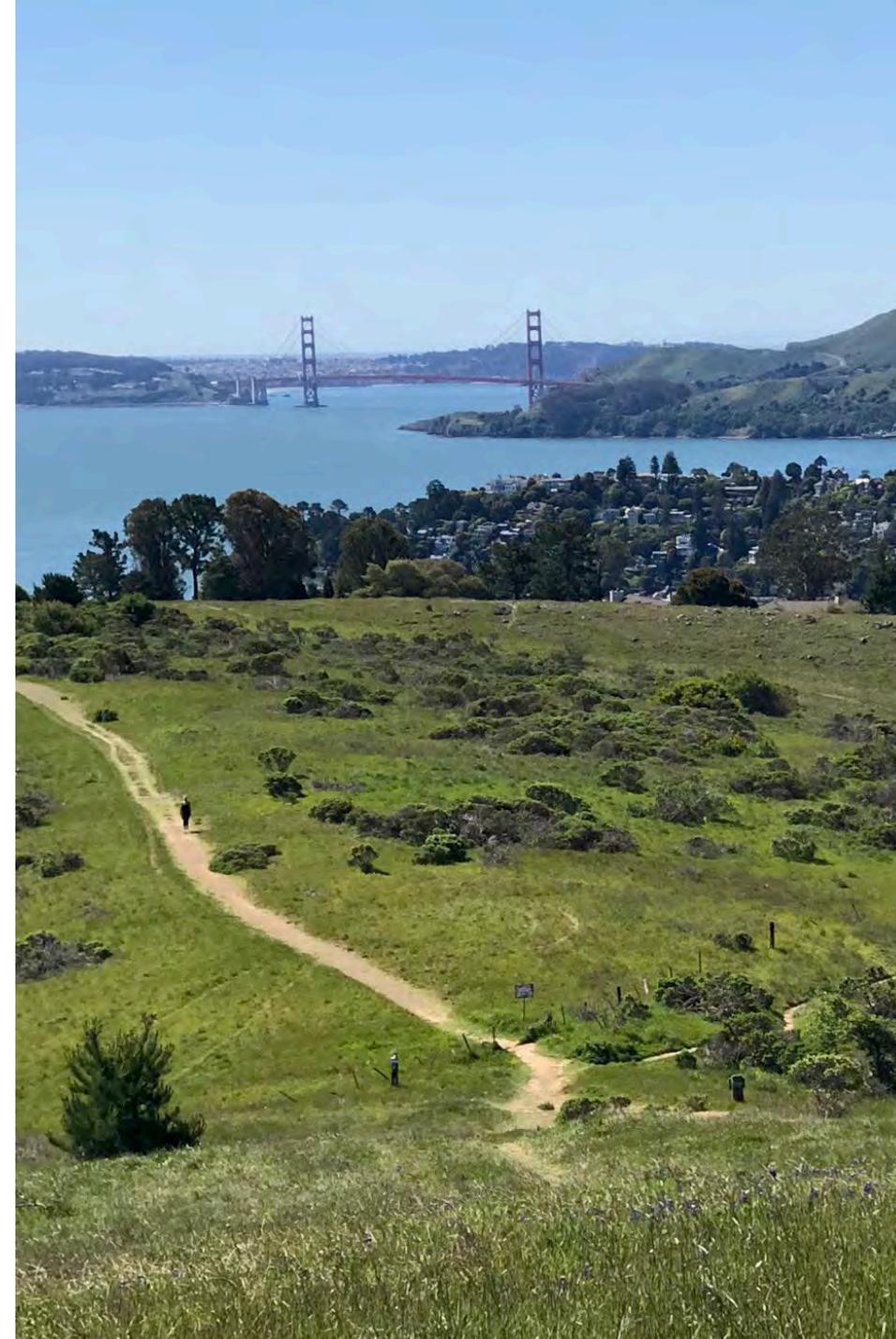
NEXT STEPS

Housing Element

- Town Council meeting on April 6th to select sites and housing densities
- Draft Housing Element released in June 2022
- Submit to HCD in July 2022

General Plan Update

- Diversity & Inclusion workshop
- Draft General Plan to be released this fall



ZONING PROPOSAL RECAP AND UNIT CAPACITIES

	20-25 du/ac	25-30 du/ac	30-35 du/ac	40-45 du/ac	Total
Tiburon Blvd East Corner (BofA and 2 Beach Rd)			49	64	64
Tiburon Blvd East Midblock (#1525)			19	26	26
Tiburon Blvd and Beach Rd West	67		134		134
Main Street	8	10	12		8
Reed School Site	58				58
Cove Shopping Center	57	72			72
ADUs					27
TOTAL					389
RHNA for Very Low and Low Units					303
RHNA for Very Low, Low and Moderate Units					396

Note: Capacities are calculated at the low end of the density range per HCD's "safe harbor" option and do not reflect potential additional units from application of a density bonus.

VERY LOW AND LOW-INCOME SITES

Site Address	Existing Use	Parcel size (acres)	Proposed Density (du/ac)	Housing Unit Capacity
1525 Tiburon Blvd	Parking lot	0.66	35-40	23-26
1604 Tiburon Blvd	BofA (vacant)	0.57	35-40	22-25
4 Beach Rd	Parking lot	1.07	35-40	37-42
1550 Tiburon Blvd	Boardwalk Shopping Ctr.	2.21	30-35	66-77
1620 Tiburon Blvd	Comm. bldg.	0.27	30-35	26-30
1640/50 Tiburon Blvd	Comm. bldg..	0.60	30-35	
6 Beach Rd	Comm. bldg. and apt.	0.41	30-35	42-49
12 Beach Rd	Post office	1.00	30-35	
1 Blackfield Dr	Cove Shopping Center	2.89-acre portion	20-25	57-72
1199 Tiburon Blvd.	Reed School	2.9-acre vacant portion	20-25	58-72
ADUs				18
TOTAL (at minimum density)				349
RHNA for Very Low and Low-Income Units				303

Note: Capacities are calculated at the low end of the density range per HCD's "safe harbor" option and do not reflect potential additional units from application of a density bonus.