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04-2014

Community Development Department

April 1, 2015

Housing Policy Department
Received on:
APR - 6 2015

Governor's Office of Planning & Research
State Clearinghouse & Planning Unit
P. O. Box 3044
Sacramento, CA 95812-3044

Department of Housing & Community Development
Housing Policy Division
1800 Third Street
P. O. Box 952053
Sacramento, CA 94252-2053

RE: ANNUAL GENERAL PLAN IMPLEMENTATION STATUS REPORT FOR CALENDAR YEAR 2014

Please find attached a copy of the Town of Tiburon's annual general plan implementation status report, intended to satisfy the statutory requirements of Government Code Section 65400(b)(1).

This annual report was reviewed by the planning agency (Tiburon Planning Commission) on March 25, 2015, was accepted by the legislative body (Tiburon Town Council) on April 1, 2015.

Should you have any questions regarding the contents of this annual report, please contact me at (415) 435-7392.

Very truly yours,

Scott Anderson

Scott Anderson
Director of Community Development

Enclosure: Town of Tiburon Annual General Plan Implementation Status Report for CY 2014

Cc: Digest

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Frank X. Doyle
Mayor

Erin Tollini
Vice Mayor

Jim Fraser
Councilmember

Alice Fredericks
Councilmember

Emmett O'Donnell
Councilmember

Margaret A. Curran
Town Manager

Annual General Plan Implementation Progress Report

Tiburon 2020

Calendar Year 2014

Reviewed by Planning Commission March 25, 2015
Accepted by Town Council April 1, 2015

Introduction

On September 7, 2005, the Town Council adopted a new General Plan, *Tiburon 2020*. This annual report is the tenth performed since that adoption. This report generally reviews progress on implementing programs contained within *Tiburon 2020* during the Calendar Year 2014, with certain housing data covering the period 2007-2014. The purposes of this annual report are to:

1. Provide information regarding how the General Plan is being implemented with respect to its adopted implementation programs.
2. Identify any approved or needed amendments to the General Plan.
3. Provide information as to specific actions taken and ongoing strategies and practices to implement the General Plan.
4. Provide information regarding the Town's progress in meeting its fair share of regional housing needs and efforts to remove governmental constraints.

The Annual Report is organized by the eight elements in the General Plan, with a list of each implementing program and the status of that program, in the order that the element and implementing program appears in the General Plan. The eight elements of *Tiburon 2020* are as follows:

Land Use	Safety	Open Space & Conservation
Downtown	Parks & Recreation	
Circulation	Housing	

Per state requirements, the Housing Element reporting follows a prescribed format that is different than the format used for other elements. The Town adopted a comprehensive update of its Housing Element on August 20, 2014. The State Department of Housing and Community Development certified the Element as "in compliance" on September 5, 2014. New housing development was negligible in 2014, with a net gain of two single family dwellings over 2013.

The following tables contain a program-by-program status report on all of the General Plan implementing programs in the currently-adopted Tiburon General Plan 2020.

Implementing Program #	Program Summary	Lead Dept.	Current Priority	CY2013 Status	CY2014 Status	Description of Activity
	Land Use Element					
LU-a	The Town shall periodically review and, if appropriate, revise its Municipal Code and other regulations to reflect the goals, policies, densities, intensities and the land use designations of this General Plan	CDD	Highest	Completed	Completed	All high priority amendments to the Municipal Code to achieve consistency with the new General Plan were adopted in 2006. Lower priority amendments were adopted in 2007 and 2008. Final consistency amendments were incorporated into the comprehensive Zoning Ordinance update which was adopted by the Town Council on March 17, 2010.
LU-b	The Town shall revise the Zoning Map as necessary to achieve consistency with the General Plan	CDD	Highest	Completed; Ongoing	Completed	Ordinances 491 N.S. and 493 N.S. adopted in 3/2006 and 4/2006, respectively, completed high priority rezonings; lower priority zoning map amendments were completed as part of comprehensive Zoning Ordinance update, which was adopted by the Town Council on March 17, 2010.
LU-c	The Town shall periodically revise its application forms, processing procedures, and development review procedures as necessary to reflect and implement the goals and policies of this General Plan	CDD	Highest	Completed; Ongoing	Completed; ongoing	All CDD application forms reviewed and revised by July 2006; procedures were revised as part of comprehensive Zoning Ordinance update, which was implemented in April, 2010. This is an ongoing process. In 2012, application forms were developed for chicken and bee-keeping, temporary use permits, flood variance applications, and applications for reasonable accommodation.
LU-e	The Town shall require that plans for new construction include a lighting plan for review as part of the Site Plan and Architectural Review process	CDD	Ongoing	Completed	Completed	Site Plan & Architectural Review application forms revised June 2006 to require exterior lighting plan and details as part of a complete application. Review of lighting plans as part of Site Plan & Architectural Review applications is ongoing.
LU-f	The Town, in conjunction with LAFCO and the County of Marin, shall conduct a study to establish the true cost and other implications of annexing Paradise Drive and work to create with the County of Marin and LAFCO a viable financing plan which would make annexation of properties in the Paradise Drive area feasible and fiscally acceptable to the Town	CDD/ DPW	High	Ongoing	Ongoing	Study completed in September 2006 by CSW/Stuber-Stroeh regarding current conditions and costs of improving and maintaining Paradise Drive. Discussions with County of Marin and Marin LAFCO followed. The Town was unable to reach an agreement with the County over future maintenance. Formal discussions ended in December 2009, although the Town continues to be alert for opportunities to continue the dialogue with the County on this issue. With the annexation of the SODA (Alta Robles project) property completed in 2013, there are currently no additional portions of Paradise Drive which the Town has committed to annex. The Martha Company MOU, which contemplated but made no commitment to annexation that would include a 1.1 mile portion of Paradise Drive, was allowed to expire by the Martha Company in 2014. Recent Town consideration of possibly taking over Tiburon Boulevard in the Downtown area (if it reaches fruition) could further reduce the likelihood of additional Paradise Drive annexations, based on economic considerations.
LU-g	The Town shall identify priority locations for the use of Rule 20A undergrounding funds	DPW	High	Completed	Completed	Town Council adopted priorities list on 9/21/2005. The top priority was the power poles on Tiburon Boulevard near the curve at Trestle Glen Boulevard, and the second prioritywass the poles along Tiburon Boulevard between San Rafael Avenue and Mar West Street. In 2012, the Lyford Multi-modal Parking Lot project began construction and several power poles associated with the second priority item were removed; the project was completed in 2013. Progress toward additional undergrounding in the Lyford Drive/Mar West Street area was made in 2014, as well as a project to underground from Lyford Drive to Ned's Way, and a project to complete the town's highest priority areas (Mar West to San Rafael Avenue and the Blackie's Pasture area) is being explored as part of the FY 2015-16 budget process.

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Implementing Program #	Program Summary	Lead Dept.	Current Priority	CY2013 Status	CY2014 Status	Description of Activity
	Open Space & Conservation Element					
OSC-a	Applicants shall be required to demonstrate that proposals for development minimize environmental impacts and comply with the General Plan and applicable regulations, ordinances and guidelines. The Town shall require an environmental assessment process, similar to that used by the County of Marin, for Precise Development applications filed for large undeveloped properties	CDD	Ongoing for Part 1; Low for Part 2	Part 1 completed in 2006; Part 2 Abandoned in 2009	Completed	Precise Development Plan application submittal requirements revised in June 2006 to incorporate this program. Part 2 was abandoned by Town Council on May 6, 2009.
OSC-b	The Town shall review development applications submitted with the County within its sphere of influence and areas of interest in order to encourage conformance with Town policies, including minimizing the visual impact of development on surrounding hills visible from Tiburon	CDD	Ongoing	Ongoing	Ongoing	County-referral applications are screened on a case-by-case basis and Town comments are submitted as deemed appropriate. Staff performs ongoing review of County referrals.
OSC-c	The Town shall require an environmental assessment for development proposed on sites that may contain sensitive biological resources, including wetlands, occurrences of special-status species and sensitive natural communities, native wildlife nurseries and nesting locations, and native wildlife movement corridors. The assessment shall be conducted by a qualified professional to determine the presence or absence of any sensitive resources which could be affected by proposed development, shall provide an assessment of the potential impacts, and shall define measures for protecting the resource and surrounding buffer habitat	CDD	Ongoing	Ongoing	Ongoing	Environmental review procedures of the Town require this information to be prepared where such resources exist.
OSC-d	Where hill slope stabilization is proposed as part of development proposals, or wherever such stabilization is required by the Town to protect public safety, the Town shall require the project to evaluate all slope repair-related modifications such as the secondary impacts of subsurface drainage on site and watershed ecological communities, including special-status species, sensitive natural communities, and wetlands. In the event impacts are likely, modifications to the proposed project shall be considered. In the event avoidance and project modification are infeasible, appropriate on- or off-site habitat mitigation shall be required prior to project approval, as mandated by the State and federal regulatory agencies	CDD	Ongoing	Ongoing	Ongoing	Precise Development Plan application submittal requirements were revised in June 2006 to incorporate this program.

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Implementing Program #	Program Summary	Lead Dept.	Current Priority	CY2013 Status	CY2014 Status	Description of Activity
OSC-e	The Town shall establish a clearinghouse of information for public use related to protection of sensitive biological and wetland resources, maintain contacts for agencies responsible for their protection, and encourage programs dedicated to the restoration and management of the remaining natural area	CDD	Low	Ongoing	Ongoing	The Associate Planner developed an informational list for agencies associated with environmental protection in 2007.
OSC-f	The Town shall consider revising and expanding the Tiburon Tree Ordinance to provide protection of both individual trees and native woodlands. Factors to consider in expanding the current ordinance include the importance of protecting smaller sapling trees and balancing their protection against those of designated "protected trees", defining critical management guidelines necessary to maintain healthy woodlands, and methods to encourage natural regeneration in woodland habitats	CDD	Low	Abandoned	Abandoned	Item tabled by the Town Council on May 6, 2009.
OSC-g	The Town shall develop and adopt an Open Space management program that identifies maintenance projects and funding sources	DPW	High	Progress	Completed; implementation ongoing	The Open Space Resource Management Plan was adopted by the Town Council on November 17, 2010. The Open Space Maintenance Fund receives appropriations each year for ongoing maintenance of open space lands in accordance with the adopted Management Plan. In 2014, the Town continued implementation of the spending plan for Measure A (Open Space and Parks Initiative) funds, primarily devoted to removal of invasive plants in the Town's parks and open spaces and path development. The Town anticipates receiving nearly a half million dollars in Measure A funds over the next eight years. The Public Works Department reports that virtually all top-priority work identified in the Open Space Resource Management Plan has been or will be addressed as of the end of FY 2014/15. Ongoing maintenance of such areas will be required on a less extensive basis in the future.
OSC-h	The Town shall create and adopt an overlay zone for the area containing the Town's Inventory of Local Historical Buildings and adopt additional protection measures for the structures identified in the Inventory	CDD	High	Completed	Completed	Included in comprehensive Zoning Ordinance update, adopted March 17, 2010 by Town Council.
OSC-i	The Town shall either establish an inventory of sites which have known archaeological sites or the possibility of containing archaeological sites; or enter into an agreement with an outside entity which can provide similar services. Where sites have the possibility of containing archaeological resources, project sponsors shall be required to notify contractors to cease construction activities upon encountering archaeological artifacts or human remains until proper authorities have been notified and a mitigation plan is developed	CDD	Medium	Ongoing on Part 1 for small projects. Large projects are subject to detailed cultural resource review procedures; Part 2 is already required by state law	Ongoing on Part 1 for small projects. Large projects are subject to detailed cultural resource review procedures; Part 2 is already required by state law	The Town utilizes an archeological sensitivity map in its review of small projects.
OSC-j	Revise the Town's water conservation ordinance when changes in MMWD's water conservation ordinance require	CDD	Medium	Completed	Completed	Ordinance adopted by Town Council on March 17, 2010. Amendments to reflect the latest MMWD water conservation regulations were adopted by the Town Council in August 2011.

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Implementing Program #	Program Summary	Lead Dept.	Current Priority	CY2013 Status	CY2014 Status	Description of Activity
OSC-k	Consider the adoption of a wood smoke ordinance to reduce the emission of particulate matter into the air	CDD	Medium	Under Consideration	No longer under active consideration	Item tabled by the Town Council in 2009.
OSC-l	The Town shall pursue the gradual replacement of the Town's vehicle fleet with zero or low emission vehicles, where appropriate	All	Ongoing	Ongoing	Ongoing	The Community Development Department and Police Department both purchased low emission vehicles in 2009 (Honda Civic Hybrid and Ford Escape Hybrid). The Community Development Department recently purchased a 2015 hybrid vehicle for building inspection purposes.
OSC-m	The Town shall attach BMP conditions to permits that are issued by the Town, as appropriate	CDD/ DPW	Ongoing	Ongoing	Ongoing	BMP conditions routinely attached to Encroachment Permit conditions and selected Zoning Permits. Field review for BMP compliance is routine for Building and Public Works project inspections.
OSC-n	Recycling bins shall be placed adjacent to refuse cans on the Town's public property, with special emphasis on high traffic areas, such as Shoreline Park and the Richardson Bay Lineal Park	DPW	Ongoing	Completed and Ongoing	Completed and Ongoing	Bins are replaced/refurbished as needed.
OSC-o	The Town shall continue to be an example and a resource for the community in recycling by continuing programs such as the construction debris program, household battery program and by reducing the waste of resources in conducting the Town's business	All	Ongoing	Ongoing	Ongoing	Construction debris and battery recycling programs continue to be implemented. Solar panels were installed on Town Hall in 2006; other programs are being considered as part of the Town's Green Building Program. The Town's Climate Action Plan was adopted in 2011. This Plan calls for adoption of a Zero Waste Resolution, an ordinance (as opposed to a policy) regarding construction debris waste recycling, and update multi-family residential recycling standards during 2012. The Zero Waste Resolution and Demolition Debris Recycling Ordinance were adopted in 2012.
OSC-p	The Town shall develop an ordinance or guidelines for outlining green building principles	CDD	Medium	Completed and Ongoing	Completed and Ongoing	The Green Building Ordinance was adopted in November 2008 and was enforced through the end of 2010. On January 19, 2011 the Town Council adopted the *2010 Green Building Standards Code* (CGBSC or CALGreen) which supersedes the Green Building Ordinance. The Green Building Ordinance was repealed in 2011 and replaced with the state-wide CALGreen Code, which is implemented through the standardized Building Codes. ~~Town staff continues to monitor and implement the CALGreen Code and at this time is not recommending additional enhancements either through adoption of BERST standards or through adoption of higher tiers of the CALGreen Code~~. In 2013, the Town Council upgraded the Town's adoption of the CALGreen Code by adopting Tier 1 standards for new construction. In 2014, the Town Council directed staff to prepare an ordinance requiring installation of solar energy systems on newly-constructed residences. This ordinance has since been adopted.
	Downtown Element					
DT-a	The Tiburon Zoning Ordinance shall be revised to be consistent with the goals and policies of this Element and to implement the guidelines of the *Downtown Tiburon Design Handbook*	CDD	Highest	Completed	Completed	Primary Zoning Ordinance amendments related to the Downtown Element were adopted in early 2008; remaining secondary items were included in the comprehensive Zoning Ordinance update adopted by Town Council on March 17, 2010.
DT-b	Adopt a property maintenance ordinance for Downtown that	CDD	Low	No Progress	No progress;	The sign ordinance adopted in 2009 contains such provisions. Property maintenance problems in the

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	will require that public and private improvements (including signs) be kept in good repair				ongoing	Downtown are few and are addressed through existing zoning and code compliance mechanisms in those rare instances when they occur.
DT-c	Fulfill the Tiburon Redevelopment Project Area requirements for construction of very-low income housing units through creation of additional units in the Downtown	All	High	No Progress	No Progress	Zoning Ordinance was amended in 2006 to upzone properties and to provide incentives for affordable housing production. In 2011, the State Legislature abolished all redevelopment agencies in California and the Town Council appointed the Town of Tiburon as the successor agency to the Tiburon Redevelopment Agency for purposes of fulfilling its housing production requirements. An updated Redevelopment Project Area Housing Implementation Plan was adopted by the Town Council in 2012.The Housing Element and the Implementation Plan continue to designate several properties in the former Redevelopment Project Area boundaries for housing purposes, with incentives offered. In 2012, 2013, and 2014, no new affordable units were constructed in the Tiburon Redevelopment Project area. However, one new affordable housing overlay site (2 Beach Road) was added to the town's zoning map in 2014.
DT-d	Over the long-term, implement installation of streetscape improvements to Tiburon Boulevard's public right-of-way as described in the *Downtown Tiburon Design Handbook*. These improvements may include, but are not limited to, widening sidewalks to a minimum of eight feet; providing a landscaped planter strip between sidewalks and streets on both sides of Tiburon Boulevard; installing new street trees in these planter strips; and replanting the existing median strip with lower-growing vegetation	All	Ongoing	Ongoing	Ongoing	Property owners and agents are advised of these guidelines and are provided copies of the Handbook. Staff continues to hold discussions with property owners for the purpose of encouraging projects that promote the goals of the Handbook. New streetlight fixtures were installed in 2008 to eliminate glare problems from the older fixtures. Staff continues to review development applications for opportunities to implement this program. For example, the Boardwalk Shopping Center improvements associated with Woodlands Market include wider sidewalks and safer vehicle entry points, among other improvements. The hanging flower basket program was initiated and continues to be performed annually. In 2011, the CVS pharmacy tenant made numerous property upgrades including but not limited to new and wider sidewalks on its Tiburon Boulevard and Beach Road frontages, new landscaping and lighting, and cross-walk improvements. In 2012, the Town commissioned the Downtown Tiburon Circulation and Parking Analysis, which contains recommendations that if implemented, would seek to improve the Downtown Tiburon Boulevard streetscape. In 2012, the Town Council also took preliminary steps to initiate a relinquishment process with Caltrans for the portion of State Route 131 in the Downtown area, partly in an effort to obtain more control over streetscape appearance and improvements. In 2014, the Town secured Caltrans approval for a mid-block crosswalk in Tiburon Boulevard opposite the Tiburon Lodge, and also completed the brick sidewalk connecting Lower Main Street to Ark Row.
DT-e	Facilitate the long-term future improvement of the four corner properties at the intersection of Tiburon Boulevard and Beach Road and adjacent sites	CDD/ Admin	High	Ongoing	Ongoing	Properties on all four corners were up-zoned to a higher FAR limit and affordable housing overlay and density bonus provisions were placed on two of the corner properties. The Woodlands Market completed exterior upgrades in 2011 at the Boardwalk Shopping Center, as did the CVS pharmacy tenant across the street. The Town has also approved permits for upgrades to the Boardwalk Shopping Center parking lot and entryways (these improvements have not yet been constructed). In 2012, the parcels constituting the other two corners of the Beach Road/Tiburon Boulevard intersection were sold by the Abrams family to A & C Ventures of Sonoma. Staff continues to encourage and work with property owners to renovate and/or replace the older buildings and facilities in these key locations. In 2013, ACV indicated that it is considering a mixed use commercial/residential project for the Sharks Deli site at 1600 Tiburon Boulevard. In 2014, ACV engaged architects to draw up preliminary designs for this project. The Boardwalk Shopping Center completed limited upgrades to its parking lot at this intersection.

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Implementing Program #	Program Summary	Lead Dept.	Current Priority	CY2013 Status	CY2014 Status	Description of Activity
DT-f	The Town shall adopt a street furniture/outdoor seating plan for Main Street, with possible future extension of the plan to other areas of Downtown	CDD/ Private	Low	Progress	Ongoing	Town staff conducted a survey of downtown street furniture and made recommendations regarding placement of additional seating and trash receptacles along Main Street. The Downtown Committee reviewed and accepted these recommendations. Additional bench seating and other improvements were installed in Spring 2012.
DT-g	The Town shall adopt a resolution designating the former Northwestern Pacific Railroad Yard palm tree as a protected tree	CDD	Low	No progress	No progress	No progress.
DT-h	Consider installation of a Downtown Tiburon entry sign/planter area at an appropriate location	CDD	Low	No progress	Progress	This concept and many other ideas are to be considered as part of the Downtown Vibrancy Project, discussed in more detail below. Options for possible locations include the corner near the Belvedere-Tiburon Public Library and the Lyford Drive Multi-modal Parking Lot. In 2014, the Landmarks Society secured its final approvals for relocation of the Gallows Wheels form the corner of Mar West Street and Tiburon Boulevard. It is anticipated that the wheels will be relocated by August 2015, opening up their former location for possible improvement as an entry area.
DT-i	Consider adoption of a public art ordinance and establishment of a community program to encourage public art where appropriate	CDD	Low	Abandoned	Abandoned	Abandoned by Town Council May 6, 2009.
DT-j	The Town shall install signs or kiosks where appropriate to indicate the location of off-street parking within walking distance of Downtown Tiburon	CDD	Low	Progress	Progress/ Ongoing	In 2012, design work proceeded for an information center to be located at Ferry Plaza that would provide a variety of information about Tiburon. A coordinated plan for informational sign locations was underway and expected to be implemented in 2013. The information station was installed in 2013. New way-finding signage was designed in 2013 with installation expected in 2014. Final approval of way-finding signage was secured in 2014 with installation expected in 2015.
DT-k	For the Main Street Parking Lot, designate and enhance pedestrian walkways, stairways, lanes and intersection points through signage, pavement markings or other methods, and enhance or replace existing parking lot landscaping along Juanita Lane. The Town and property owner should study alternative vehicular entry and/or exit points for this parking lot	Private	Medium	Progress	Progress/ Ongoing	Decorative signs naming the various paths and stairways leading down from Upper Main Street to the Main Street Parking Lot were installed by Zelinsky Properties in 2010, and other physical improvements to certain of these connections have been made in recent years. Additional measures to improve pedestrian connectivity between Ark Row and other parts of Downtown were studied as part of the Downtown Circulation and Parking Analysis, without much success. A preliminary recommendation to extend the brick sidewalk from Lower Main Street to Ark Row was made to the Town Council in late 2012 and will be considered in 2013. This brick sidewalk extension was completed in 2014.
DT-l	Pave and improve the Tiburon Boulevard pay parking lot located at 1525 Tiburon Boulevard. If feasible, designate bus parking spaces in this lot, with signage prohibiting the idling of buses	CDD/ Private	High	Completed	Completed	Parking lot paved and improved in 2008.
DT-m	The Town, along with Downtown property owners and merchants, shall periodically review the relationship between Downtown businesses and the time limit regulations of on-street parking and study changes to the current public street parking regulations to best serve Downtown merchants and	DPW	Ongoing	Ongoing	Progress and Ongoing	Hours allowed for loading and unloading of trucks on Main Street were expanded in 2008 at the request of the Chamber of Commerce. Parking fines for over-time violations were increased in 2010 by the Town Council. The Downtown Circulation and Parking Analysis, released in 2012, makes several recommendations for parking and circulation improvements in Downtown that will be considered by the Town Council in 2013. Several changes were made to timed parking regulations and curb colors in 2013,

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	their patrons					resulting in the creation of several additional parking spaces. The Town Council's ad-hoc downtown parking committee continued to study parking issues and meet with Downtown property owners in 2013. The Town retained the services of Nelson-Nygaard to assist in the preparation of a Downtown Parking Strategy, with public meetings scheduled for 2014. A Downtown Parking community meeting was held on April 10, 2014, primarily focusing on parking meters in Downtown.
DT-n	The Town shall explore the desirability and feasibility of a public parking structure in Downtown	All	Medium	Progress	Not being actively pursued at this time	Results of the Downtown Vibrancy Committee Report of Findings and Proposed Plan dated May 2011 indicate no lack of overall parking in the Downtown area, reducing the likelihood of need for a parking structure in the near future. The 2012 Downtown Circulation and Parking Analysis likewise found ample overall parking and made no recommendations to consider construction of a parking structure. A parking structure would likely be a long-term consideration, beyond the scope of any current efforts.
DT-o	With the owners of Downtown private parking lots, the Town shall examine the feasibility of instituting a preferential parking program for residents	Admin/ CDD	Medium	Progress	Progress/ Ongoing	The Downtown Circulation and Parking Analysis contained recommendations to create a preferential parking permit process in conjunction with installation of parking meters in the Downtown area. This concept will be considered by the Town Council in 2013, along with other recommendations of the Analysis. The Downtown parking committee continued its study of parking meters and resident permit programs in anticipation of a preliminary Downtown Parking Strategy being released for public review in 2014. A Downtown Parking community meeting was held on April 10, 2014, primarily focusing on parking meters in Downtown.
DT-p	Install a traffic signal at Mar West Street and Tiburon Boulevard as soon as permission from Caltrans can be secured	CDD/ DPW	Low	Progress	Progress/ Ongoing	Signal warrants are not yet met to allow signal installation approval by Caltrans. The Mar West Street intersection was reviewed as part of the Library expansion project processing in 2011, but the EIR concluded that the Library project alone would not trigger signal warrants at this intersection. The traffic studies indicated that signal warrants would be met at build-out of the Tiburon peninsula as projected in the Tiburon General Plan, and the Library project's conditions require a contribution toward intersection improvements, including the possibility for a traffic circle/roundabout. The intersection was studied as part of the Downtown Circulation and Parking Analysis in 2012. See D-q below.
DT-q	Reduce the bicycle/vehicular conflict at the Mar West Street/Tiburon Boulevard intersection. Study the installation of a delineated left-turn bicycle lane from westbound Tiburon Boulevard to the multi-use path entrance at this location, as well as other options. Such improvements may (but need not) occur in conjunction with signalization of the intersection	CDD/ DPW	High	No progress	Progress/ Ongoing	In association with approval of the general plan amendment for the Library Expansion project in 2011, the Town gained a potential future source of revenue for improvements at this intersection. Also, the 2012 Downtown Circulation and Parking Analysis recommended installation of a roundabout at this intersection in lieu of signalization. ~~The Town Council will continue to review, consider, and selectively implement the recommendations contained in the Analysis in 2013 and beyond. No progress in 2013.~~ As part of the ongoing General Plan Circulation Element Update process, a roundabout at this intersection is among the draft recommendations that will be contained in the document.
DT-r	Relieve the pedestrian congestion points near the intersection of Juanita Lane and Tiburon Boulevard through physical changes and improved enforcement of the public right-of-way	CDD/ DPW	Low	Progress	Progress/ Ongoing	Installation of different tables and chairs and minor public improvement relocations have somewhat reduced the congestion in this location. The departure of the Paradise Café in 2010 has further reduced congestion at this point. In early 2012, Staff was in communication with an architect working on the design of a new building at this location (1694-1696 Tiburon Boulevard), but the properties sold at the end of 2012 and those plans have been withdrawn. Staff will continue to address future improvement of the situation with the new property owners. In 2013, the site's new owners indicated their intention to replace the current building at 1694-1696 Tiburon Boulevard with a new building containing ground floor restaurant and upper floor apartments. The application to demolish and replace the building with a three-story building (condos over restaurant) was received in 2014.
DT-s	Install a paved pedestrian pathway or similar suitable improvement along Mar West Street from Tiburon Boulevard to the Tiburon Peninsula Club, and install a pathway	CDD/ DPW	Medium	Part 1 Completed; Part 2	Completed	The paved pedestrian walkway along Mar West Street from Tiburon Boulevard to the TPC property line was installed in 2007. An easement agreement for public access from Teather Park to the Tiburon Peninsula Club was secured in 2006 and the public access easement recorded in 2007. The trail alignment

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	connecting Teather Park to Judge Field			Progress		was subsequently pioneered in 2009 and the trail improvements were completed in 2012.
DT-t	Actively monitor the San Francisco Bay Area Water Transit Authority process in order to promote ferry use	Admin	Ongoing	Ongoing	Ongoing	The Town Council has a representative on the Citizen's Advisory Committee for this Agency. The name of the agency was subsequently changed to the Water Emergency Transportation Authority.
DT-u	Facilitate expansion of the Belvedere-Tiburon Public Library by employing streamlined permit review processes typically used for major public projects	CDD	High	Progress	Completed	The Planning Commission reviewed and recommended approval of the streamlining ordinance in December 2011. Town Council adopted the streamlining ordinance in early 2012. The Town Council approved the final design drawings for the Library Expansion project on August 1, 2012.
DT-v	Implement recommendations of the Railroad Marsh Maintenance Plan prepared by Wetlands Research Associates	DPW	Ongoing	Ongoing	Ongoing	A major cattail removal effort took place in the Fall of 2012, in conformance with the Marsh Maintenance Plan. The next scheduled cattail removal project is tentatively scheduled for 2014. A major cattail removal project was performed in the fall of 2014 and was likely instrumental in reducing flood damage resulting from a severe December 2014 rainstorm.
DT-w	Consider the installation of a small public restroom facility in or near Shoreline Park	DPW	Medium	Progress	Completed	In 2011, the Town Council budgeted CIP money for both improvements to the existing public restrooms at 23-25 Main Street, as well as for determining feasibility of a Donahue Building public restroom. The Donahue Building Public restroom concept has been tabled for the time being, but in 2012 the Town retained an architect to design the complete renovation and redesign of the public restroom area at 23-25 Main Street. The project ~~is expected to go out to bid in early 2013.~~ was completed in January 2014.
	Circulation Element					
C-a	The Town shall maintain its traffic model and traffic monitoring program, which periodically measures intersection levels of service, evaluates the impact of new projects on the roadway network, and re-evaluates appropriate traffic mitigation fee amounts	CDD	Ongoing	Ongoing	Ongoing	Traffic model was updated as part of the Tiburon 2020 EIR; revised and updated traffic mitigation fees were adopted in January 2007. In 2012, money was budgeted towards a comprehensive update of the Circulation Element that would involve updating the traffic model. The Town Council awarded the update contract to Nelson-Nygaard Associates of San Francisco in late 2013 and the update will be underway in 2014. The update process began in 2014 with a public workshop held on June 9, 2014. Drafting and environmental review for the project continued through the end of 2014 and is ongoing.
C-b	The Town's traffic model shall be used to periodically review the Town's traffic mitigation fees to ensure that they are based on current information and that they are adequately capturing the impacts of new projects on the roadways in the Planning Area. The Town shall update its traffic mitigation fees as necessary	CDD	High	Progress	Progress	See C-a above
C-c	The Town shall re-evaluate its list of needed circulation improvements approximately every five (5) years	CDD/ DPW	Ongoing	No progress	Progress	See C-a above.
C-d	The Town shall work with the County of Marin and LAFCO to formulate a long-term plan for maintaining and improving Paradise Drive	All	High	No progress	No progress	See LU-f

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Implementing Program #	Program Summary	Lead Dept.	Current Priority	CY2013 Status	CY2014 Status	Description of Activity
C-e	The Town shall work with the County of Marin and LAFCO to identify and implement a financing strategy for maintenance and improvement of Paradise Drive	All	Highest	No progress	No progress	See LU-f
C-f	The Town shall lobby funding agencies such as Metropolitan Transportation Commission and the Transportation Authority of Marin to ensure that funding for critical local roads, including Paradise Drive	Admin	Ongoing	Progress	Ongoing	Town Council successful in having Paradise Drive included in list of County roads to receive sales tax proceeds through Transportation Agency of Marin (TAM).
C-g	The Town shall use the designation of Paradise Drive as part of the Bay Trail as a tool in applying for improvement funding for the road	Admin	Ongoing	Progress	Ongoing	Town Council successful in having Paradise Drive included in list of County roads to receive sales tax proceeds through TAM.
C-h	The Town of Tiburon Traffic Safety Committee shall maintain a list of desired traffic safety improvements for implementation over time	All	Ongoing	Ongoing	Ongoing	Improvements are set forth in the annual CIP budget as funding becomes available.
C-i	The Town shall review the *Bicycle and Pedestrian Master Plan* periodically, and revise the list of improvements and actions called for in the *Plan* when implementation of adopted improvements has occurred, and/or when conditions warrant	CDD/ DPW	Ongoing	Completed	Completed; subject to periodic update	Completed. An updated Bicycle and Pedestrian Master Plan was adopted in September 2008. A ~~five-year update will begin in 2013.~~ A periodic update, funded by the Transportation Authority of Marin, is scheduled to commence in 2014. The update process for Tiburon and several other communities with more recently adopted plans was pushed back to 2015 or 2016 depending on need.
C-j	The Town will work cooperatively with ABAG and neighboring jurisdictions to improve the Bay Trail around the Tiburon Peninsula	CDD/ DPW	Ongoing	Ongoing	Ongoing	Town completed Phase I the Trestle Glen Boulevard (Bay Trail spur route) bicycle and pedestrian improvements in 2005. New signage was added along the Bay Trail route in Tiburon under direction of the Bicycle Pedestrian Advisory Committee. Extensive Multi-use Path improvements were completed in 2007, and new signage installed in early 2008. In 2011, the Town received an ABAG planning grant for the design of Bay Trail improvements extending from Blackie's Pasture to the East Strawberry Drive/Bay Vista. A consultant (ALTA Consulting) was retained and in June 2012, the Town Council reviewed and accepted the Bay Trail Gap Study. At the moment, funding is not available for the improvements recommended in the study.
C-k	Encourage the provision of adequate transit facilities in cooperation with other agencies and operators	All	Ongoing	Ongoing	Ongoing	The Town Council representative to TAM lobbied and encouraged Marin County Transit District for bus route funding. The Town has received a $314,000 grant from TAM for work on the Lyford Drive multi-modal parking project. The Town Council approved the permits for that project in 2011 and project construction was begun in 2012, with completion expected in the first quarter of 2013. Also in 2013, Town staff and officials worked with the Marin Transit Authority to produce the Tiburon Transit Needs Assessment, which studied and made recommendations for improving transit service of the Tiburon Peninsula. The Lyford Parking Lot project was completed in 2013 and the Marin Transit Authority began operating its smaller fleet of buses in accordance with the recommendations of the transit study.
C-l	The Town shall make available schedules for buses, ferries, and any transit agencies that connect with those modes	Admin	Ongoing	Ongoing	Ongoing	The Town's website has links to ferries, buses and other transit services through the 511 system and Golden Gate Bridge District websites.

CDD= Community Development Department: DPW=Department of Public Works; Admin=Administration Department: All=All Departments

Implementing Program #	Program Summary	Lead Dept.	Current Priority	CY2013 Status	CY2014 Status	Description of Activity
C-m	The Town shall continue to work with the Reed Union School District and St. Hilary School to promote alternative transportation programs to reduce traffic congestion around schools	All	High	Progress	Progress/ Ongoing	In 2007, the Town and the Reed Union School District received a Safe Routes to School Grant in the amount of $352,000 for improvements focusing around Del Mar Middle School. Construction of these improvements was completed in 2010. In 2011, the Town spear-headed formation of CART (Community Action to Reduce Traffic), a joint effort by the Town of Tiburon, the City of Belvedere, the Town of Corte Madera, the Reed Union School District, and the local Safe Routes to School coordinator to explore traffic congestion reduction measures for the peninsula. In September 2012, following nearly a year of meetings and study, CART held a public meeting at Reed School and received public comment and suggestions. CART is continuing to study implementation of suggested means of reducing traffic congestion on the Peninsula. In 2014, the Town, City of Belvedere, and Reed Union School District initiated the Yellow School Bus Challenge project to increase school bus ridership and reduce traffic congestion on Tiburon Boulevard during School drop-off and pick-up hours. While the program was unable to be implemented for the 2014/15 school year, plans for a more robust Yellow School Bus Challenge 2.0 were set up for implementation in 2015 for the 2015/16 school year.
C-n	The Town shall promote and publicize the RIDES program to employers and employees as a resource for exploring ways to reduce traffic and parking congestion	CDD	Low	No progress	No progress	No progress.
C-o	Coordinate with Marin County for the adoption of complementary roadway improvement and mitigation fee programs for roads and intersections located in unincorporated sections of the Tiburon Planning Area	CDD	High	No progress	No Progress	Town has adopted a traffic mitigation fee for development within Town limits that affects the unincorporated intersections within the Tiburon Sphere of Influence. The County of Marin has begun to require developers of unincorporated large parcels in the Tiburon Planning Area to contribute, as a mitigation measure, traffic mitigation fees toward intersection improvements in Tiburon, especially the Trestle Glen Boulevard/Tiburon Boulevard intersection.
C-p	Maintain an active role in the Transportation Authority of Marin and/or U.S. Highway 101 Corridor planning program with the purpose of ensuring that improvements enhance inter-city movement	Admin	Ongoing	Ongoing	Ongoing	Councilmember Fredericks continues to serve as the President of the TAM Board and on the Executive Committee.
	Safety Element					
SE-a	Where possible, the Town should advise residents of the Tiburon Planning Area of ways that they can reduce geologic, fire and flooding hazards	All	Ongoing	Ongoing	Ongoing	The Tiburon Talk e-newsletter is used as a method of communicating with residents on these issues.
SE-b	The Town shall require project applicants for new development to prepare a hydraulic and geomorphic assessment of on-site and downstream drainageways that are affected by project area runoff. Characteristics pertinent to channel stability would include bank erosion, excessive bed scour or sediment deposition, bed slope adjustments, lateral channel migration or bifurcation, and the condition of riparian vegetation. In the event existing channel instabilities were	CDD	Ongoing	Complete	Complete	Precise Development Plan submittal requirements revised June 2006 to require this information as part of a complete application.

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Implementing Program #	Program Summary	Lead Dept.	Current Priority	CY2013 Status	CY2014 Status	Description of Activity
	noted, the applicant could either propose their own channel stabilization program, or defer to the mitigations generated during the Town's environmental review. Any proposed stabilization measures shall anticipate any project-related changes to the drainageway flow regime					
SE-c	Through the application review process, the Town shall continue to require review by the appropriate Fire District for fire prevention considerations	CDD/ DPW	Ongoing	Ongoing	Ongoing	Working with the Fire Districts, the Town has added Vegetation Management Plans to submittal requirements for certain projects and has incorporated Wildland-Urban Interface (WUI) regulations into its review process.
SE-d	As part of an Open Space Management program, the Town shall develop a plan, including funding sources and/or other opportunities, such as volunteer groups, for reducing fire hazards and maintaining fire roads on Town-owned open space	DPW	Medium	Ongoing	Ongoing	See OSC-g
SE-e	The Town shall continue to review and update the *Emergency Operations Plan* to ensure that it remains up-to-date	Police	Ongoing	Ongoing	Ongoing	Emergency response training sessions are held each year by staff in the Emergency Operations Center at the Tiburon Police Station. In 2013, emergency notification sirens were installed at several Peninsula locations, intended to be audible from every locale on the Peninsula. The Town contributed $108,000 to the project.
SE-f	The Town shall adopt a Local Hazard Mitigation Plan to comply with the federal Disaster Mitigation Act of 2000 and maintain eligibility for hazard mitigation funding from FEMA	CDD	High	Progress	Completed and Ongoing	Plan adopted in October 2005; Resolution 53-2005. The Town fully participated with ABAG and other municipalities in the LHMP update process in 2009. The Planning Commission held a public hearing on an update to the Town's Mitigation Strategies portion of the LHMP in November 2010. The Town Council adopted an updated LHMP in March 2012. The next update is likely to be in 2017 or 2018.
SE-g	The Town shall use its best efforts to disseminate emergency preparedness information to the community	Police	Ongoing	Ongoing	Ongoing	Get Ready!! Program launched in 2006. To date, over 1,700 persons have signed up for or received emergency preparedness training. The program is ongoing. The Town's Emergency Services Coordinator releases email news bulletins to inform residents of emergencies and preparedness issues and lists preparedness tips in the Tiburon Ark newspaper.
SE-h	The Town shall conduct an immediate post-earthquake assessment of critical facilities and buildings in the Planning Area to determine the extent of damages, if any, to essential Town infrastructure. This should be performed by trained professional(s) utilizing the current state-of-knowledge regarding post-earthquake assessment	CDD	Ongoing	NA	NA	
SE-i	The Town shall coordinate with the Marin Municipal Water District to replace the piping and fittings in those water tanks in the Planning Area that are not currently fitted with flexible, earthquake-resistant joints. In addition, the water tanks should be evaluated to ascertain their ability to withstand strong seismic ground shaking	CDD/ DPW	Low	Progress	Complete	Over the past several years, new MMWD tanks have been installed at Spring Lane and Mount Tiburon, and older tanks have been upgraded. The Sugar Loaf Tank project, which involves the replacement of a redwood tank with a welded steel tank and the installation of a second welded steel tank, was fully completed in 2011. MMWD currently indicates that the updating of all Tiburon Peninsula tanks for seismic safety is complete as of 2012.
SE-j	The Town shall create and implement a Seismic Improvement Program. The Program shall include conducting a seismic risk	DPW	High	Progress	Ongoing	With the exception of the Public Works Corporation Yard buildings, the Town's physical plant of buildings is relatively new and is designed and built withstand seismic events. The Town continues to set

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Implementing Program #	Program Summary	Lead Dept.	Current Priority	CY2013 Status	CY2014 Status	Description of Activity
	assessment of existing Town infrastructure, which would help to create a list which would prioritize the buildings and equipment that should be retrofitted. Following risk assessment, the Town should adopt a program that would upgrade vulnerable facilities based on the priority list					aside funds for eventual replacement of the Corporation Yard buildings.
SE-k	The Town shall increase education regarding upgrading of buildings using structural and non-structural mitigation measures	CDD	Low	Ongoing	Ongoing	The Town's Residential Building Resale Inspection process provides opportunities to inform and advise owners of potential structural issues at the time of sale.
SE-l	The Town shall evaluate the potential impacts related to hazardous materials during the environmental review process for new developments or businesses where the production, use, storage, transport, or disposal of hazardous materials is proposed. The potential impacts should be fully mitigated	CDD	Ongoing	Ongoing	Ongoing	This potential safety impact is addressed in the environmental review process and included in the Initial Study Checklist.
SE-m	The Town shall coordinate hazardous materials with other public agencies	All	Ongoing	Ongoing	Ongoing	Coordination is ongoing.
	Noise Element					
N-a	The Town should periodically assess the noise environment to identify noise sources that should be regulated to reduce excessive or offensive noise	All	Ongoing	Ongoing	Ongoing	Building construction hours in the Municipal Code were modified to address week-end noise problems. Town Council updated and amended the Leaf Blower and Hedge Trimmer Ordinance (Ordinance 518N.S.) in 2009 which went into effect February 18, 2010.
N-b	The Town should contact the appropriate regulatory agencies to ensure that they are aware of the Town's policy discouraging aircraft flyovers of the Tiburon Planning Area	Admin/ CDD	Ongoing	Ongoing	No progress	Staff is not aware of any recent legitimate complaints regarding aircraft noise.
	Parks & Recreation Element					
PR-a	The Town should work with the Belvedere - Tiburon Recreation Department and the City of Belvedere to consider the long and short term need for additional parklands, sporting facilities, picnic facilities, play areas, and to develop a master plan for meeting the community's recreational programming and facilities needs	CDD/ DPW	High	Progress	Progress	Phase 1 study of recreation needs authorized in 2006 and completed in 2007. Phase 2, the Recreation Needs Assessment Report prepared by The Sports Management Group, was accepted by the Town Council on July 20, 2011. The study found that recreation needs of peninsula residents are being met through a variety of methods. The study found no obvious gaps in the provision or availability of recreation facilities or programming. One of the findings in the Needs Assessment was that the proposed Ned's Way Recreation Facility would provide additional space and opportunity for enhanced recreation services on the peninsula. In 2012, construction began on the Ned's Way (Dairy Knoll) Recreation Facility. The facility was occupied in late 2013. In 2014, the Town Council initiated plans for additional picnic-type facilities at Blackie's Pasture, and for study of other improvements of a longer-

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Implementing Program #	Program Summary	Lead Dept.	Current Priority	CY2013 Status	CY2014 Status	Description of Activity
						term nature.
PR-b	The Town shall examine development applications for the existence and potential creation of easements and/or trails that connect or continue to allow public access to shoreline, recreation and open space areas; Town Staff shall monitor construction with a view toward the successful creation and/or maintenance of such easements and/or trails	CDD	Ongoing	Progress and Ongoing	Progress and Ongoing	Public access easements secured in 2006 from Tiburon Peninsula Club and Tiburon Glen development projects. A public access easement offer of dedication was secured as part of the Stony Hill Road (Ling) project in 2008. The Town also performed work on the Teather Park to Tiburon Peninsula Club path in 2009. The Town approved plans for upgrading of the Esperanza Street to Mar West Street path in 2009. Work was completed on this path improvement in 2010. The Teather Park to Tiburon Peninsula Club pathway improvements were completed in 2012 and are open to the public. In 2014, the Town continued to pursue construction of a pathway connecting Reed School to the Dairy Knoll Recreation facility.
PR-c	The Town should explore the need and desirability for establishing a community center which would accommodate recreational and other needs for the entire community	Admin	High	Ongoing	Ongoing	Within its limited scope and resources, the Recreation Needs Assessment touched upon the issue of demand for a community center. The term "community center" is broad and means different things to different people. While 48% of residents surveyed rated the importance of a community center with space for programs, classes, and events as "extremely" or "very important", the survey fell short of identifying strong support for pursuing a community center on the Peninsula. The Assessment's authors concluded that in any future [recreation-related] study, the interest in and specific features of a community center should be explored. This should include a "willingness to pay" component for a major facility of this type. While not a community center, the Dairy Knoll Recreation facility now provides additional programming space for a variety of recreational and community events to serve community needs.

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Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Reporting Period by Calendar Year: From 1/1/2014 through 12/31/2014

City Name: Town of Tiburon

Mailing Address: 1505 Tiburon Boulevard, Tiburon, CA 94920

Contact Person: Scott Anderson, Director of Community Development

Phone: (415) 435-7392 FAX: (415) 435-2438 E-mail: sanderson@townoftiburon.org

These forms and tables must be submitted to HCD and the Governor's Office of Planning & Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P. O. Box 952053
Sacramento, CA 94252-2053

and

Governor's Office of Planning & Research
P. O. Box 3044
Sacramento, CA 95812-3044

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction TOWN OF TIBURON
Reporting Period 1/1/2014 – 12/31/2014

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development (See Instructions)	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and describe how the jurisdiction knows the units are affordable. (See Instructions)
(9) Total of Moderate and Above Moderate from Table A3 ➤					0	2	2				
(10) Total by income Table A/A3 ➤ ➤						2	2				
(11) Total Extremely Low-Income Units*											

There were two new (net) single family detached housing units built in Tiburon in 2014.

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number o infill units
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	2	0	0	0	0	2	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction TOWN OF TIBURON

Reporting Period 1/1/2014 – 12/31/2014

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			2007	2008	2009	2010	2011	2012	2013	2014		Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	36	0	0	0	0	0	0	0				36
	Non-deed restricted		0	0	0	0	0	0	0				
Low	Deed Restricted	21	0	0	0	0	0	0	0				18
	Non-deed restricted		0	2	0	1	0	0	0			3	
Moderate	Deed Restricted	27	0	0	0	0	0	0	0				27
	Non-deed restricted		0	0	0	0	0	0	0				
Above Moderate		33	2	2	4	0	0	0	1	2		11	22
Total RHNA by COG. Enter allocation number:		117	2	4	4	1	0	0	1	2		14	103
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

TABLE C: Program Implementation Status

Town of Tiburon

Annual Element Progress Report: Housing Element Implementation (CCR Title 25 Section 6202)
Reporting Period January 1, 2014 through December 31, 2014

Prog. #	*Objective*	*Timeframe*	*Status of Program Implementation*
H-a	**Focus Town Resources on Key Housing Sites.** Focus Town-controlled resources toward the design, approval, financing, and construction of housing, especially affordable housing, on key sites identified in the Tiburon Housing Element. This would include all actions described in Housing Element Programs H-g, H-h, H-I, H-j, H-y, H-z, and H-aa.	Review progress annually as part of Program H-e and encourage development of one or more key housing sites by 2014.	Resources (in-lieu fees and housing set-aside funds) are in place and available for any such project. No key housing sites were developed in 2014.
H-b	**Improve Community Awareness of Housing Needs, Issues, and Programs.** The Town will promote the availability of Marin County programs for housing construction, homebuyer assistance, rental assistance, Marin Housing Authority information, code enforcement, information about affordable housing, fair housing and housing rehabilitation through the following means: (a) Create a link on the Town's website that describes housing programs and provides direct links to County agencies that administer the programs. (b) Include contact information on County programs in Town newsletters and other general communications that are sent to residents. (c) Maintain information and handouts at the Town's public counter. (d) Train selected Town staff to provide referrals. (e) Distribute information on programs at public locations (library, schools). (f) Collaborate with other agencies (County of Marin, Tiburon Ecumenical Association, Marin Housing Authority, Rotary, Chamber of Commerce, Ecumenical Association for Housing, Housing Council) to prepare presentations and distribute informational materials to improve awareness of housing needs, issues and available housing programs. (g) Distribute materials to neighborhood groups, homeowner associations, religious institutions, businesses, and other interested groups (Rotary, Chamber of Commerce, etc.) in the Tiburon area.	2012	The Town launched its updated website in 2013. It contains a link to the Housing Authority. Housing-related information and handouts are available at Town Hall. No progress was made on items in this program in 2014.
H-c	**Community Outreach When Implementing Housing Element Programs.** Coordinate with local businesses, housing advocacy groups, neighborhood groups, and the Chamber of Commerce and participate in the Marin Consortium for Workforce Housing in building public understanding and support for workforce, special needs housing and other issues related to housing, including the community benefits of affordable housing, mixed use and pedestrian-oriented development. The Town will notify a broad representation of the community when housing programs are discussed by the Planning Commission or Town Council. Specific actions should be linked to the preparation and distribution of materials as identified in Program H-b. Specific outreach activities include: (a) Maintain the Housing Element mailing list and send public hearing notices to all interested public, non-profit agencies and affected property owners. (b) Post notices at Town Hall, the library, and the post office. (c) Publish notices in the local newspaper. (d) Post information on the Town's website. (e) Conduct outreach (workshops, neighborhood meetings) to the community as Housing Element programs are implemented. (f) Provide an informational guide to homeowners explaining the benefits, "best practices" and procedures for adding or legalizing a secondary dwelling unit.	Ongoing	The Town engaged a consultant and conducted public outreach during the update of its Housing Element update in 2014.

TABLE C: Program Implementation Status **Town of Tiburon**

Annual Element Progress Report: Housing Element Implementation (CCR Title 25 Section 6202)
Reporting Period January 1, 2014 through December 31, 2014

Prog. #	*Objective*	*Timeframe*	*Status of Program Implementation*
H-d	**Foster Meaningful Assistance from Other Agencies.** Town staff will meet and work with other public agencies and special districts (water, fire, schools, sanitary districts, etc.) to promote affordable housing through the provision of fee waivers, fee reductions, development of property, or other assistance for affordable housing projects. In addition, participate in ongoing regional planning activities related to housing and the Sustainable Communities initiative.	2012	No progress in 2014.
H-e	**Review the Housing Element Annually.** As required by State law, the Town will review the status of Housing Element programs by April of each year, beginning April 2012.	Annually	This document constitutes the review for CY 2014.
H-f	**Update the Housing Element.** In coordination with other jurisdictions in Marin County, update the Tiburon Housing Element to be consistent with State law requirements by 2014.	2014	The Town retained a consultant to prepare the update to the Housing Element in 2014. Coordination was provided as necessary for the update.
H-g	**Redevelopment Agency (Town of Tiburon as Successor Agency).** In addition to expending Housing Set Aside Funds for meritorious affordable housing projects, the Town, in conjunction with the Marin Housing Authority, will use Redevelopment funding where possible for affordable housing.	Review progress annually as part of Program H-e and encourage development of one or more key housing sites by 2014.	Town staff communicates at least annually with Housing Authority staff regarding potential affordable housing projects and the continuing availability of set-aside funds for this purpose.
H-h	**Apply for State Funds for Affordable Housing.** Apply for State affordable housing funds including, but not limited to, the Multifamily Housing Program, the Cal-Home Program, and the Homebuyer's Down-payment Assistance Program. Commit these funds to one or more projects located on designated housing sites as shown in the Town's Housing Element. Apply for funding every two years.	Review progress annually as part of Program H-e and apply for funding, as appropriate to a development proposal, in 2012; undertake ongoing funding applications thereafter.	No progress in 2014. No affordable housing projects were forthcoming in 2014.
H-i	**Apply for and Utilize Local Funds for Affordable Housing.** Potential sources of funds could include, but would not be limited to: (a) Marin Workforce Housing Trust (b) Marin Community Foundation (c) Federal Grants (d) Transportation Authority of Marin (e) Voluntary donations (such as bequeaths, trusts, donations of land and buildings, etc.). (f) Affordable Housing Impact Fee on larger single-family homes. (Size to be determined — for example, Marin County has a sliding scale housing impact fee on homes over 2,000 square feet in size). (g) Inter-Jurisdictional Housing Trust Fund (with Belvedere and Marin County) that could include housing impact fees, in-lieu fees, co-funding one nexus study for a housing impact, and the accumulation of any other housing-related monies for use in a mutually beneficial way to meet each jurisdiction's RHNA through a combination of contributions to the Fund and units created.	Review progress annually as part of Program H-e and apply for funding, as appropriate to a development proposal, in 2012; undertake ongoing funding applications thereafter.	Same as H-h.
H-j	**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.	Review progress annually as part of Program H-e; contact non-profits in 2012 as part of	No progress in 2014.

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Prog. #	*Objective*	*Timeframe*	*Status of Program Implementation*
		Program H-z; continue ongoing coordination thereafter.	
H-k	**Work with the Marin Housing Authority.** Continue to implement the agreement with the Marin Housing Authority (MHA) for management of the affordable housing stock in order to ensure permanent affordability, and implement resale and rental regulations for very low, low and moderate income units, and assure that these units remain at an affordable price level.	Ongoing	Town staff communicated periodically with MHA in 2014 regarding existing and potential affordable housing units, including resale and rental restrictions and defending against the loss of affordable status through lending institution errors.
H-l	**Staff Training.** Conduct a training session for Town employees regarding the receipt, documentation, and proper referral of housing discrimination complaints and other information related to housing programs.	2012-2013	No progress in 2014. Training was provided previously to key staff.
H-m	**Housing Discrimination Complaints.** Refer discrimination complaints to the appropriate legal service, county, or state agency or Fair Housing of Marin. The Community Development Director is the designated person in Tiburon with responsibility to investigate and deal appropriately with complaints. Discrimination complaints will be referred to Fair Housing of Marin, the Marin Housing Authority, Legal Aid, HUD, or the California Department of Fair Employment and Housing, as appropriate. Information regarding the housing discrimination complaint referral process will be posted on the Town's website and available consistent with Program H-1c above.	Ongoing	Ongoing. Complaints are referred by Town staff to the appropriate agency upon receipt.
H-n	**Provision of Affordable Housing for Special Needs Households.** The Town will continue to facilitate programs and projects which meet federal, state and local requirements to provide accessibility for seniors, persons with disabilities, large families, and single-person and single parent households. In addition, the Town will apply current inclusionary housing provisions to 10% of new units required to meet the special housing needs in the categories listed. Specific types of housing include: (a) Smaller, affordable residential units, especially for lower income single-person and single parent households. (b) Affordable senior housing to meet the burgeoning needs of an aging population, including assisted housing and board and care (licensed facilities). (c) Affordable units with three or more bedrooms for large family households. (d) Affordable housing that is built for, or can easily and inexpensively be adapted for, use by people with disabilities (specific standards are established in California Title 24 Accessibility Regulations for new and rehabilitation projects, augmented by Americans with Disabilities Act guidelines).	2014	Ongoing. The Town continues to apply its inclusionary housing ordinance provisions to new housing projects.
H-o	**Adopt Procedures for Reasonable Accommodation.** Establish internal review procedures or ordinance to provide a process for individuals with disabilities to make requests for relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the Town that may be necessary to ensure equal access to housing.	2012	Completed. The Reasonable Accommodation procedures were adopted through Zoning Ordinance amendments in August 2012.
H-p	**Modify the Definition of "Family" in the Zoning Ordinance.** Revise the definition of family contained in the Zoning Ordinance to ensure the definition cannot distinguish between related and unrelated persons, and does not impose numerical limitations on the number of persons that constitute a family.	2012	Completed. This definition was modified in August 2012 through a Zoning Ordinance amendment.
H-q	**Emergency Housing Assistance.** Participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services.	Ongoing	Homeward Bound did not request funds from the Town in 2014.
H-r	**Develop and Adopt an Employee Housing Assistance Policy and Program.** Identify opportunities for local government employees (especially public safety personnel) to find housing locally through such efforts as construction of workforce housing at public facilities or parking lots or subsidizing mortgages or rents.	Ongoing	No progress in 2014. The Town currently owns seven (7) Point Tiburon Marsh condo units that it makes available to Town employees who qualify.
H-s	**Rehabilitation Loan Programs.** In cooperation with the Marin Housing Authority (MHA), and in coordination with Housing Element Programs H-b, H-c, H-d, H-k, H-t, H-x, the Town shall improve citizen awareness and will continue	Review progress annually as	Ongoing. Working through the County-wide CDBG program and the Marin Housing Authority, rehabilitation loans are available to Tiburon

TABLE C: Program Implementation Status **Town of Tiburon**

Annual Element Progress Report: Housing Element Implementation (CCR Title 25 Section 6202)

Reporting Period January 1, 2014 through December 31, 2014

Prog. #	*Objective*	*Timeframe*	*Status of Program Implementation*
	to support rehabilitation loan subsidy programs.	part of Program H-e; timeframe of 2007-2014.	homeowners.
H-t	**Conduct Residential Building Report Inspections.** The Town will continue to inspect and report on all residential units prior to resale, with the intent to maintain and upgrade the safety of housing within the town consistent with adopted Uniform Building and Housing Codes, which provide standards for safe dwelling units. In addition to the health and safety concerns, the residential building report discloses the authorized use, occupancy and zoning of the property and an itemization of deficiencies in the dwelling unit.	2007-2014	Ongoing. The Town continues to conduct such inspections and reports as part of the housing unit resale process. The Town conducted 179 resale inspections in 2014.
H-u	**Acquisition of Rental Housing.** Contact potential non-profits (such as Tiburon Ecumenical Association, Ecumenical Association for Housing, Citizens Housing, BRIDGE Housing, etc.) who may be seeking to acquire and rehabilitate rental housing units in order to maintain ongoing affordability of the units. Provide assistance that will include, but not be limited to: (1) support necessary to obtain funding commitments from governmental programs and non-governmental grants; (2) assistance in permit processing; (3) waiver or subsidy of fees; and (4) use of local funds if available.	2012	The Town did not acquire any additional affordable housing units in 2014.
H-v	**Use of Rental Assistance Programs.** Continue to publicize and participate in rental assistance programs such as Section 8, Project Independence, Marin Renters Rebate, and other available rental programs.	2014	Ongoing. The Town continues to participate in these programs as part of the joint program with the County of Marin and other Marin municipalities.
H-w	**Condominium Conversions.** Preserve rental housing by enforcement through the Town's condominium conversion ordinance and Housing Element policy.	2007-2014	Ongoing. The Town enforces these policies and regulations.
H-x	**Link Code Enforcement with Public Information Programs on Town Standards, Rehabilitation and Energy Loan Programs.** Implement housing, building and fire code enforcement to ensure compliance with basic health and safety building standards and provide information about rehabilitation loan programs for use by qualifying property owners who are cited. Specific actions include: (a) Coordinate with the Marin Housing Authority and PG&E to make available loan programs to eligible owner and renter-occupied housing. (b) Provide public information on alternative energy technologies for residential developers, contractors and property owners. (c) Publicize tenant assistance and energy conservation programs and weatherization services that are available to provide subsidized or at cost inspection and corrective action. (d) Contact owners of structures that appear to be in declining or substandard condition, offer inspection services, and advertise and promote programs that will assist in funding needed work. (e) Provide an informational guide to homeowners explaining the benefits, "best practices" and procedures for adding or legalizing a secondary dwelling unit.	2012	No progress in 2014.
H-y	**Facilitate Development at Key Housing Opportunity Sites.** Implement actions to encourage and facilitate development at key housing opportunity sites within the Town. Key housing opportunity sites include: Downtown parcels, Reed School parcel, and The Cove Shopping Center parcel. The Town will establish additional development incentives for key housing opportunity sites based on the most up-to-date empirical studies to allow exceptions and incentives on infill housing sites that are of sufficient size and are located close to transit and services. The following items will be undertaken in 2012:	Review progress annually as part of Program H-e and encourage development of one or more key housing sites by 2014.	Items a, b, c and d were completed in 2012 through zoning ordinance amendments. The Reed School site retains an affordable housing overlay but was removed from active consideration in 2012. No progress was made on actual development of affordable housing sites in 2014. The Town added two new sites to its affordable

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Prog. #	*Objective*	*Timeframe*	*Status of Program Implementation*
	(a) Variable Density Standards. Establish unit densities for studio and one-bedroom units based on "density unit equivalents" or the size of the unit.[1] **(b) Reduced Parking Standards for Senior and Affordable Housing.** Provide reduced parking standards to support affordable and senior housing development.[2] **(c) Flexible Parking Strategies.** Provide flexible parking requirements that help to facilitate infill, affordable, transit-oriented and mixed use development, while at the same time avoiding off-site parking impacts. Examples include joint use parking, off-site parking (currently allowed), allowances for reduced standards depending upon location (such as near transit), parking stall dimensions, "grandfathering" non-compliant buildings and uses, etc. **(d) Other Incentives and Contributions.** Financial contributions for the construction of utilities, public road improvements and other traffic improvements; soils remediation; plan preparation and development; construction subsidies for the affordable units; and, assistance and support in securing public financing, such as bonds or tax credits. Examples of programs include Mortgage Revenue Bonds, Mortgage Credit Certificates and Redevelopment Agency Tax Increment Financing, including subsidies for extremely low income, very low income, and low income housing, by providing technical assistance on available programs and supporting data, structuring development agreements and other requirements to match program funding criteria, as appropriate and possible, and leveraging tax increment financing when possible. **(e) Reed School District Site.** The Town will actively work with the Reed Union School District (RUSD) and will undertake the following specific steps to encourage residential development: (1) conduct a meeting with the RUSD Superintendent in 2011; (2) provide background material in support of the RUSD discussion of the issue in 2011; (3) conduct a meeting with the RUSD Board of Directors to discuss residential development of the property in 2012; and (4) undertake follow-up actions based on discussions to implement the incentives. In the event that RUSD opts not to declare the site surplus or there is no progress toward development of the site for housing in 2012, then the Town commits to identify an alternate site or sites by 2013.		housing overlay zone in 2014. One of these sites, at 1600 Tiburon Boulevard, is under preliminary design by the owners as a mixed use commercial/housing site with affordable units incorporated.
H-z	**Work with Non-Profits and Property Owners on Housing Opportunity Sites.** In coordination with actions to be undertaken as part of Housing Element Program H-y, encourage cooperative and joint ventures between owners, developers and non-profit groups in the provision of below market rate housing. Work with non-profits and property owners to seek opportunities for an affordable housing development on one of the key housing opportunity sites. Undertake the following actions to encourage development of multi-family, affordable housing: (a) Meet with non-profit housing developers (EAH, MHA, others) and property owners to identify housing development opportunities, issues and needs during 2012. (b) Select the most viable site during 2012. (c) Undertake community outreach in coordination with the potential developer and property owner during 2012. (d) Complete site planning studies, continued community outreach, and regulatory approvals in coordination with the development application. (e) Facilitate development through regulatory incentives, reducing or waiving fees, fast track processing, and assistance in development review. (f) Develop ongoing and annual outreach and coordination with non-profit housing developers and affordable	Review progress annually as part of Program H-e and encourage development of one or more key housing sites by 2014.	See h-y. Completed. Amendments to the Affordable Housing Overlay zone were adopted in August 2012.

TABLE C: Program Implementation Status
Annual Element Progress Report: Housing Element Implementation (CCR Title 25 Section 6202)
Reporting Period January 1, 2014 through December 31, 2014

Prog. #	*Objective*	*Timeframe*	*Status of Program Implementation*
	housing advocates to assist in the development of housing for extremely low-income households. (g) Facilitate development of housing for extremely low-income households by allowing housing as a use by-right as part of the "Affordable Housing Overlay Zone." (h) Review funding options as part of the annual Housing Element review and apply for funding or support funding applications as opportunities are available, and will undertake other actions (such as modifications to parking requirements and granting concessions and incentives) to assist in the development of housing for extremely low income households.		
H-aa	**Modify and Implement "Affordable Housing Overlay Zone" Zoning for Affordable Projects.** Annually monitor the effectiveness of the "Affordable Housing Overlay Zone" as part of the annual Housing Element review (see Program (H-e), and implement the affordable housing overlay zone where residential densities will be increased up to 100% if a specified level of affordability is achieved. As part of the annual review there will be a review as to whether the program has been effective in encouraging very low and low income housing. The program will be revised if it is found to be ineffective. Initially, this zone shall be modified so that proposals must include a minimum of 15 percent very low and low and 10 percent moderate income housing units (25% of the project shall be dedicated to very low, low and moderate income units). Facilitate development of housing for extremely low-income households by allowing housing as a use by-right as part of the "Affordable Housing Overlay Zone.	Modification to the AHO Zoning by 2012, and review progress annually as part of Program H-e to encourage development of one or more key housing sites by 2014.	Zoning ordinance amendments implementing the overlay zone revisions set forth in this program were adopted in August 2012. No affordable housing units were approved or built in 2014 pursuant to the affordable housing overly zone; however, residential construction activity of any kind in Tiburon was extremely limited in Tiburon for 2014 (two new dwelling units built).
H-bb	**Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law.** The Town will offer density bonuses consistent with the State Density Bonus Law.	2007-2014	No applications requesting state-mandated density bonuses were received in 2014.
H-cc	**Implement Sustainable Design Practices for Multi-Family Housing.** The Town will continue to conduct design review to assure excellence of design in new development. The Town will also implement building height exceptions criteria linked with encouraging affordable housing near transit, and standards to encourage shared common spaces in order to reduce the size of individual living units and increase community interaction (such as co-housing, live-work housing opportunities, or other types of housing that create shared spaces). These items are covered under Housing Element Programs H-y and H-aa.	Review progress annually as part of Program H-e; implement changes as part of Housing Element Programs H-y and H-aa.	Completed. Zoning ordinance amendments implementing these program ideas were adopted in August 2012.
H-dd	**Housing Impact Fee for Larger Homes.** Consider an affordable housing impact fee on larger single-family homes.	2012	No progress in 2014.
H-ee	**Implement Second Dwelling Unit Development Standards and Permit Process.** Continue to allow second dwelling units.	2007-2014	No secondary dwelling unit applications were received in 2014.
H-ff	**Jobs/Housing Fee.** Adopt a Jobs/Housing Linkage Fee Ordinance that includes the following or similar exaction requirements: (a) Exaction requirements for dwelling units and/or in-lieu fees should be set according to empirically based evidence and must comply with all other legal tests. (b) The inclusion of affordable housing units within developments of hotels, offices, or other commercial buildings if feasible (options may include housing on-site, off-site, subsidizing mortgages or rents, or paying an in-lieu fee for housing production), or (c) Payment into the Housing Fund of in-lieu fees based on a dollar amount per square foot of office, commercial, and industrial building development. (d) In-lieu fees would be waived in projects containing significant affordable housing components.	2012	No progress in 2014.

TABLE C: Program Implementation Status

Town of Tiburon

Annual Element Progress Report: Housing Element Implementation (CCR Title 25 Section 6202)

Reporting Period January 1, 2014 through December 31, 2014

Prog. #	*Objective*	*Timeframe*	*Status of Program Implementation*
H-gg	**Encouraging Residential on Mixed Use Sites.** Encourage residential development on key housing sites that are designated for mixed use. Incentives are identified in the Affordable Housing Overlay zone, which would be supplemented by the following additional incentives to encourage residential use: (a) Allowances for shared parking. (b) Streamlined review. (c) Reduced fees. (d) Use of Redevelopment funds.	2012	Completed. Zoning ordinance amendments implementing the overlay zone revisions set forth in this program were adopted in August 2012.

GENERAL COMMENTS:

On August 20, 2014, the Town Council adopted a comprehensive update of the Tiburon Housing Element, covering the planning cycle 2015-2023. The Element was certified in compliance by HCD on September 5, 2014. Housing activity overall in Tiburon was negligible during calendar year 2014, with a net gain of two (2) new single family dwellings constructed in 2014. Progress in implementing that Element will be documented beginning with the CY 2015 annual status report.