



TIBURON GENERAL PLAN UPDATE

Housing Workshop I Summary

November 9, 2021, 6:00-8:00pm

The purpose of the Housing Community Workshop I was to:

- provide an overview of existing housing conditions and needs in Tiburon;
- provide background information on the legal requirements of a housing element and the Regional Housing Needs Allocation process;
- begin to explore sites and strategies to accommodate new housing in Tiburon; and
- gather questions and comments from participants about housing needs, concerns, and goals.

Feedback received will inform the content of a future community workshop and will guide the preparation of the Housing Element Update.

The community meeting was held via Zoom on Tuesday, November 9, 2021, from 6:00-8:00 pm and was facilitated by Town staff and the consultant team. All materials were made available in Spanish and posted on the project website prior to the meeting, and a translator was available to facilitate a small group discussion in Spanish. There were approximately 95 participants. The format of the meeting is described in the agenda below:

- Welcome & Introductions
- Presentation
- Q&A
- Small Group Discussion
- Small Group Report Outs
- Next Steps & Close

ATTENDANCE

Meeting participants: 95 attendees

Town Staff

- Dina Tasini, Director of Community Development
- Christy Fong, Senior Planner
- Samantha Bonifacio, Assistant Planner

Consultant Team

- **O'Rourke & Associates** – Christine O'Rourke
- **Sustainable Community Planning** – Bob Brown
- **WRT** – Peter Winch

WORKSHOP SUMMARY

Dina Tasini opened the meeting by welcoming attendees and giving an overview of the meeting purpose and goals. Christine O'Rourke gave an overview of the meeting agenda and initiated a live poll (see



results below). After the poll closed, Christine gave a presentation on the General Plan update process, Housing Element requirements, local and regional housing conditions and needs, the Regional Housing Needs Allocation (RHNA) process and determination for Tiburon, available sites for housing to meet RHNA requirements for the various household income categories, and housing concepts that were presented at a community workshop on the Downtown in April 2021.

After the presentation, Christine gave an overview of the small group discussion logistics and opened the breakout rooms which participants were randomly assigned. A facilitator was assigned to each breakout room. There were approximately twelve attendees in each breakout room.

The presentation slides and a video recording of the workshop was posted on the General Plan Update website at createtiburon2040.org.

Live Poll

1. Where do you live? (select one)

- 86% live in Tiburon
- 14% live in Marin County, but not in Tiburon
- 0% live outside Marin County

2. Do you own or rent your home? (select one)

- 83% own their home
- 17% rent their home

3. What type of housing do you live in?

- 71% live in a detached single-family home
- 8% live in an attached single-family home (e.g., duplex or townhome)
- 22% live in a multifamily home (e.g., condo or apartment)

SMALL GROUP DISCUSSION SUMMARY

Approximately half of the meeting was devoted to gathering input from meeting participants through facilitated small group discussions. Feedback was recorded in six breakout rooms on a virtual whiteboard in response to the discussion prompts below (see appendix for images of virtual white boards). The summary below provides a high-level overview of themes that emerged from the small group discussions. The numbers in parenthesis indicate the number of breakout rooms in which the referenced comment was expressed.

Small Group Discussion Prompts

- Are there any specific groups of people who are most in need of housing in Tiburon?
- What type of housing is most needed or is in short supply in Tiburon?
- Where should new housing go?
- Are there other strategies we should consider to accommodate our housing need?

- How can Tiburon’s housing policies and programs foster a more diverse and inclusive community?

Main Takeaways

Are there any specific groups of people who are most in need of housing in Tiburon?

- We need housing for our workforce, e.g., firefighters, police, teachers, restaurant and retail workers (6)
- Families (5)
- Seniors (5)
- Empty nesters who want to downsize but stay in the community (1)
- People of color (3)
- Domestic workers, e.g., landscapers, childcare providers, domestic help (1)
- Homeless (1)
- People who come to Tiburon for church (1)

What type of housing is most needed or is in short supply in Tiburon?

- Housing that supports the local economy and activates Downtown (2)
- Housing that does not generate a lot of vehicular traffic on Tiburon Boulevard and accesses alternative transportation (2)
- Mixed use with commercial uses on the ground floor and housing above (2)
- Rental units (1)
- Housing affordable to low-income households (2)
- Community-oriented housing that provides gathering places and a neighborhood feeling (2)
- Community Land Trust development that allows people to build equity and a path to homeownership (1)
- Workforce housing that can be used in recruitment (1)
- Higher densities and small units in the Downtown (1)
- Multifamily housing (2)
- Accessory dwelling units (1)
- Assisted living (1)
- Microhomes throughout the community (1)

Where should new housing go?

- Large sites along Tiburon Boulevard like Chase Bank, Bank of America, CVS, parking lots (6)
- Near the four-lane section of Tiburon Boulevard north of Trestle Glen (2)
- Downtown (3)
- Property near Blackie’s Pasture owned by the Sanitation District (2)
- The Baptist Church on Greenwood Beach Road (1)
- The Tiburon Peninsula Club (1)
- Reuse of office buildings (1)
- Expand Hilarita (1)

- Homesharing (1)
- Densification of single family lots through SB 9 and ADUs (1)
- City-owned parcels (1)
- Add housing at Library, Town Hall, Schools, Fire Department (1)

Are there other strategies we should consider to accommodate our housing need?

- Consider traffic and strategies to relieve traffic congestion and dependence on the automobile (2)
- Consider safety and evacuation access (1)
- Densification of existing older multifamily sites (1)
- Decouple parking from units to make housing less expensive and subsidize transit (bus, ferry) passes (1)
- Provide incentives for utility hookups for additional units (1)
- Require affordable units to be built in new housing developments (2)
- Restrict unit sizes in some instances (1)
- Prioritize units for the workforce (1)
- Community land trust (1)
- Homesharing program (1)
- Parcel tax/real estate tax upon sale to provide funding for affordable housing (1)
- Update the ADU ordinance to allow larger ADU sizes (1)
- Rezone open space, churches, and schools that have open space for housing development (1)
- Provide education and potentially subsidies for ADUs (2)
- Incorporate larger area into the Town (1)
- Infill existing homes and parcels (1)
- Eliminate barriers and address construction costs, topographic challenges (1)

How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

- Rebrand Tiburon as a more inclusive community. Show people, rather than images of yachts. (1)
- Mandate more affordable units (1)
- Create a safer environment (1)
- Encourage economic diversity (1)
- Make people feel welcome (1)
- Address social needs (1)
- Increase middle class employment (1)
- Speak with those most impacted in Tiburon, such as residents of the Hilarita and renters (1)
- Create conversation to open up opportunities for change (1)

Group 1 - Facilitator: Christine

HOUSING

1 Are there any specific groups of people who are most in need of housing in Tiburon? What type of housing is needed or is in short supply?

Housing needs to work in concert. Support the economy and activate the town.

Support workforce housing. Firefighters, police, teachers, retail support. Activation - mixed use (Santana Row, e.g.), active streetscapes.

Younger families for a well-rounded community. Top heavy on seniors.

People who do not use a lot of transportation, e.g., seniors, people who use public transportation or have easy access to the highway

2 Where should new housing go?

Office building next to Library

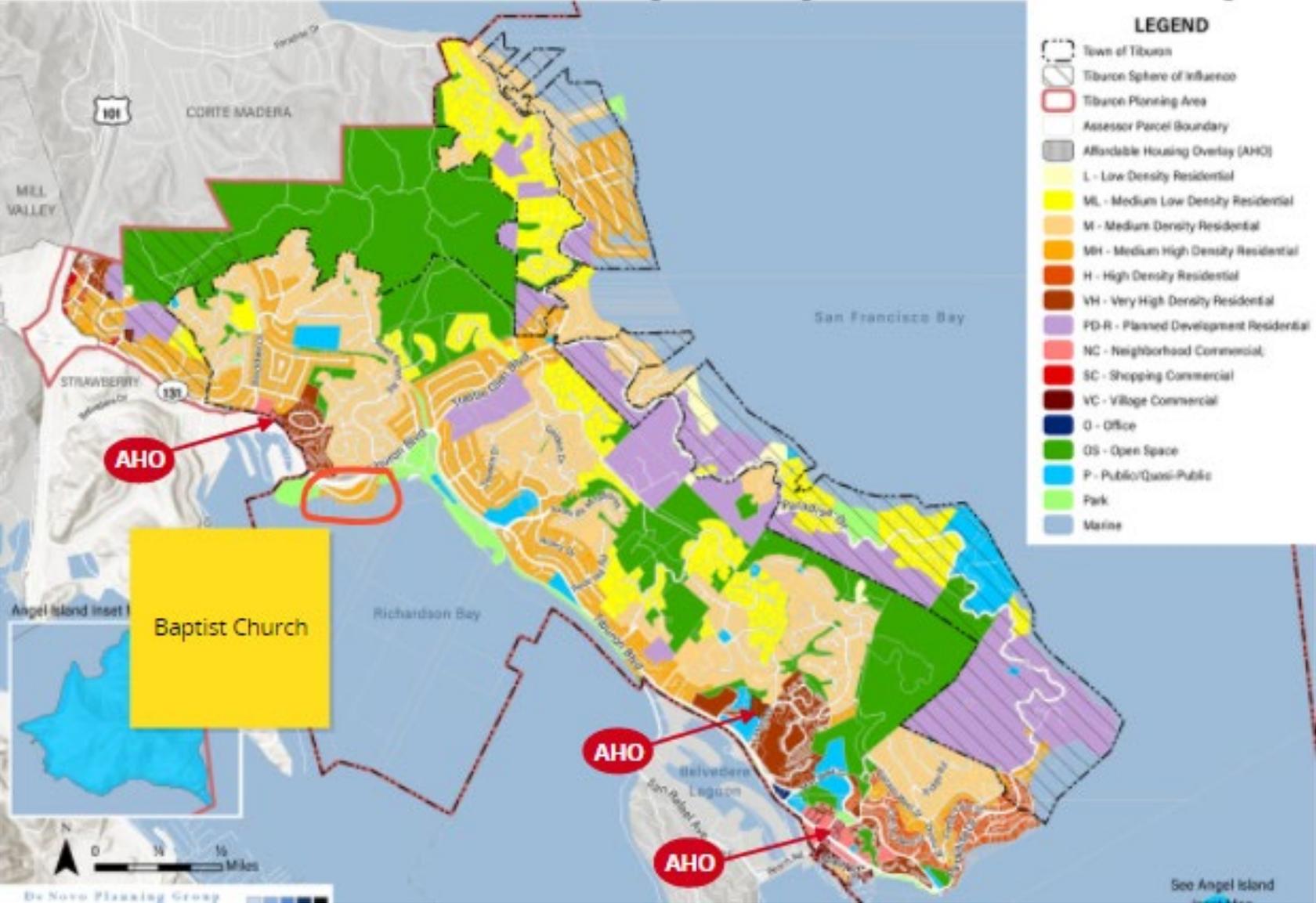
Baptist church on Greenwood Beach. Within walking distance to the Cove.

The TPC.

Chase Bank

Near the four-lane section of Tiburon Blvd.

Figure 1: Existing Tiburon General Plan Land Use Designations





3 Are there other strategies we should consider to accommodate our housing need?

Consider traffic, safety, evacuation access

Tiburon Blvd - can the Town take it over?

Need to do this that is realistic and fits in with the community's vision for the future

4 How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

Type here

Group 2 - Facilitator: Peter

HOUSING

1 Are there any specific groups of people who are most in need of housing in Tiburon? What type of housing is needed or is in short supply?

People

People who work in Tiburon: people who work for the Town, teachers, restaurant, retail workers

families

people of color who are excluded from Tiburon

Empty nesters who want to downsize but stay in the community

People who come to Tiburon for church

Seniors and "sandwich generation" taking care of both kids and parents

Domestic workers: landscapers, childcare providers, domestic help

Housing

rental units

Community Land Trusts that allow people to build equity. Typically sponsored by non-profit. Gives people a pathway to ownership

Workforce housing that is attractive to variety of household types. Could be part of recruitment package?

Multi-income (Inclusionary) housing, required to be incorporated in new development

community-oriented development: not just housing, but gathering places, neighborhood feeling. Especially important for people with limited mobility.

2 Where should new housing go?



Downtown: mixed-income, mixed-use

Especially big sites along Tiburon Blvd downtown (Chase, CVS)

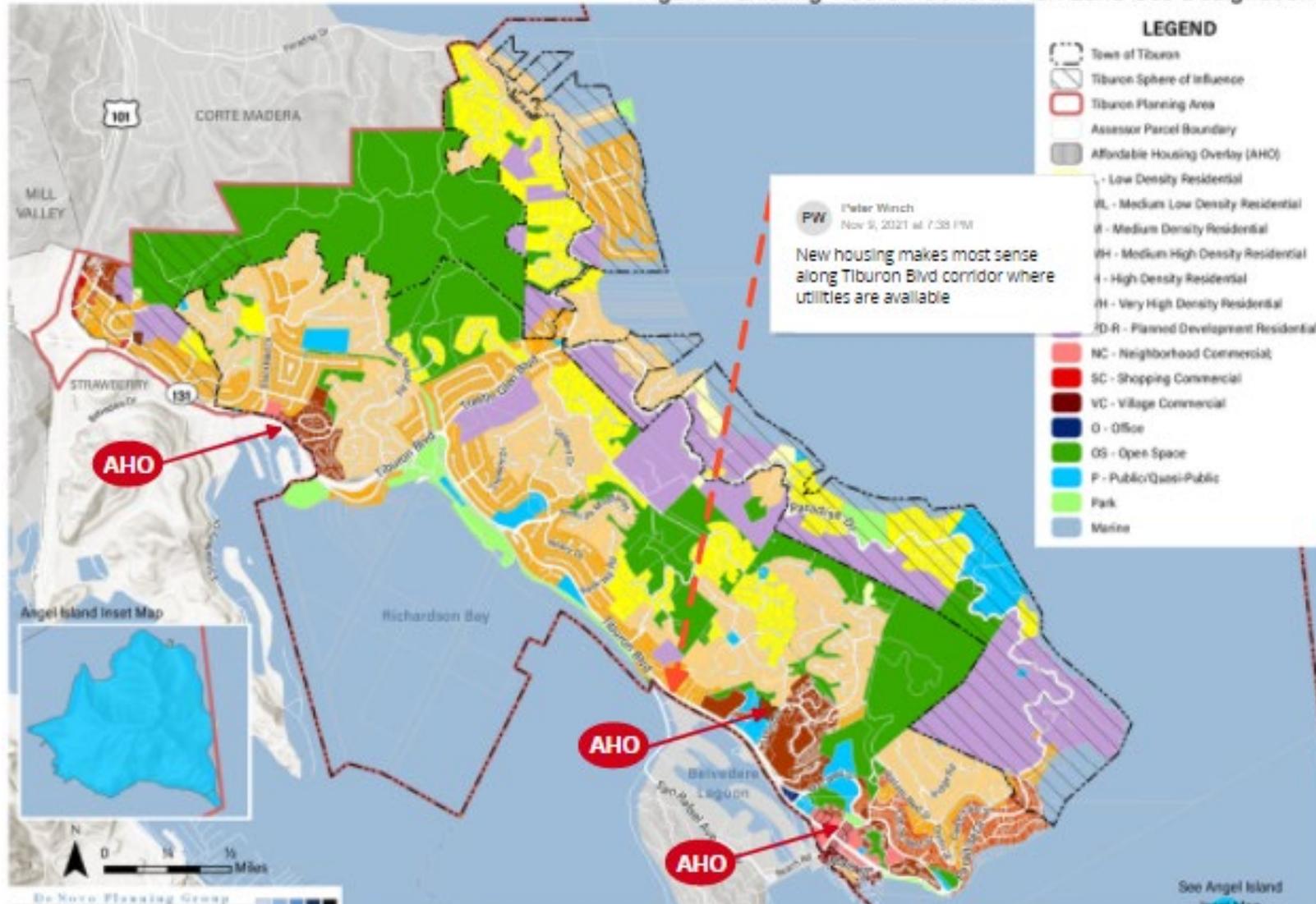
Tiburon Blvd corridor, where utilities are available

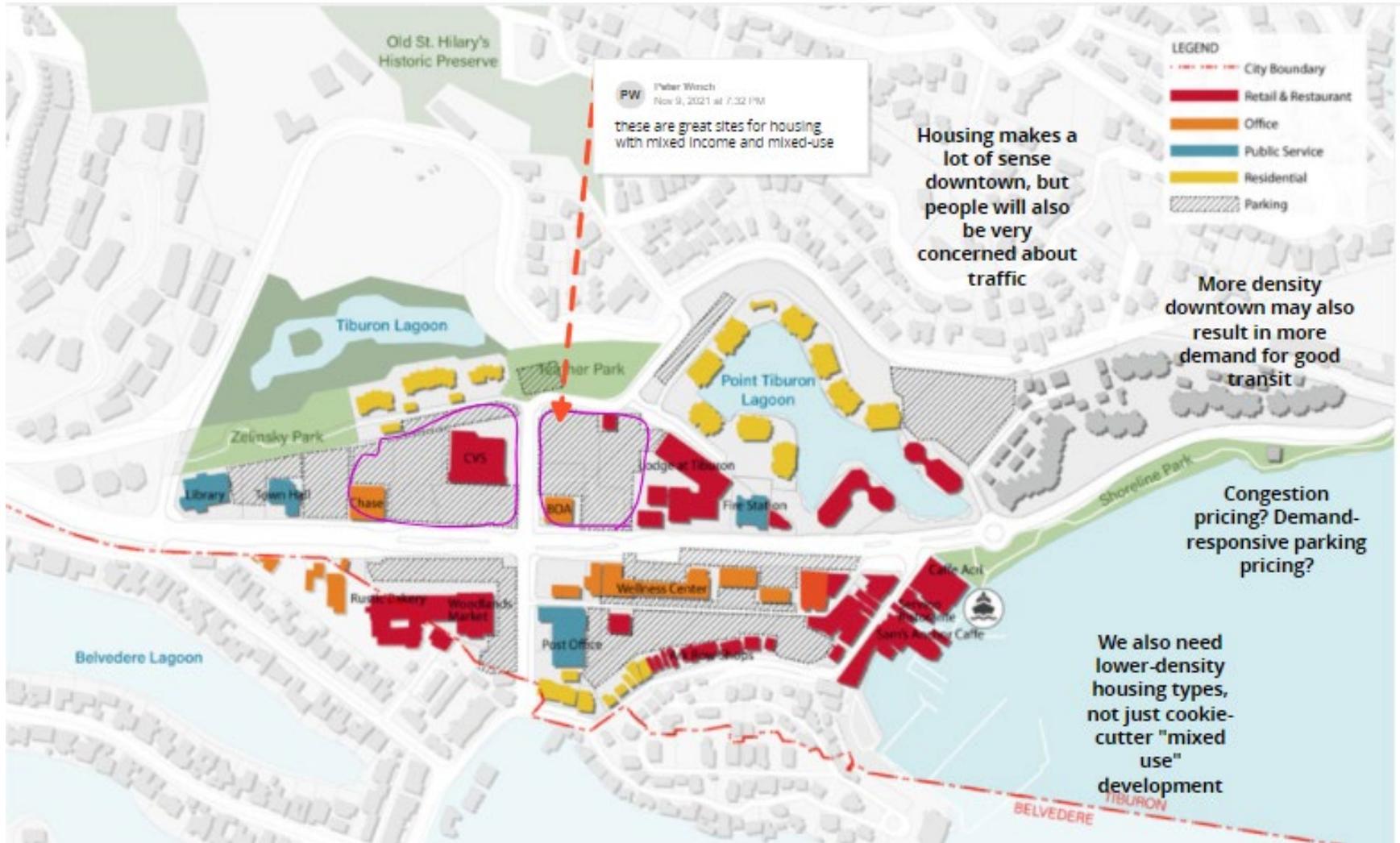
Property near Blackies Pasture owned by Sanitation District? Not likely appropriate for housing. Town purchasing, likely for open space/recreation.

Micro homes, lower-density housing distributed throughout community

Densification of existing multifamily sites

Figure 1: Existing Tiburon General Plan Land Use Designations





Old St. Hilary's
Historic Preserve

PW Peter Weich
Nov 9, 2021 at 7:32 PM
these are great sites for housing
with mixed income and mixed-use

Housing makes a
lot of sense
downtown, but
people will also
be very
concerned about
traffic

- LEGEND
- City Boundary
 - Retail & Restaurant
 - Office
 - Public Service
 - Residential
 - ▨ Parking

More density
downtown may also
result in more
demand for good
transit

Congestion
pricing? Demand-
responsive parking
pricing?

We also need
lower-density
housing types,
not just cookie-
cutter "mixed
use"
development

Tiburon Lagoon

Point Tiburon Lagoon

Belvedere Lagoon

Zelinsky Park

Tea-har Park

Shoreline Park

CVS

Lodge at Tiburon

Fire Station

Library

Town Hall

Chase

BOA

Caffe Acri

Rustic Bakery

Woodlands Market

Wellness Center

Post Office

Sally's Coffee Caffe

BELVEDERE

TIBURON

3

Are there other strategies we should consider to accommodate our housing need?

Type here

densification of existing older multifamily sites

Decouple parking from units to make housing less expensive, and subsidize transit (ferry) pass

Incentives for utility hookups for additional units

4

How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

Type here

Group 3 - Facilitator: Bob

HOUSING

1 Are there any specific groups of people who are most in need of housing in Tiburon? What type of housing is needed or is in short supply?

Workforce housing - essential service providers
Discrepancy between affordable housing and smaller units - need can be for families
Higher densities/smaller units in downtown Tiburon for placemaking purposes for seniors and singles. Family housing can be accommodated in single family areas.
Lower income housing.
People of color.

2 Where should new housing go?

New housing could go into old housing - homesharing
SB 9 potential. (Belveron)
Large parking lots (e.g. CVS, bank buildings)
Downtown Tiburon (small units, higher densities)
City-owned parcels (tiny home village?)

3

Are there other strategies we should consider to accommodate our housing need?

Affordable housing requirement

Restricted unit sizes in some instances

Workforce housing qualifications (e.g., Serenity Village) to provide housing for essential service providers, teachers, etc.

Community land trust

Homesharing program

Parcel tax/real estate tax upon sale for housing subsidies (based on property value)

Update ADU ordinance - allow larger size ADU to incentivize

4

How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

Tiburon markets itself as upscale (yacht club image, etc.). Rebrand as a more inclusive community, show people.

Racial/economic diversity will pop Marin's bubble.

Group 4 - Facilitator: Dina

HOUSING

1 Are there any specific groups of people who are most in need of housing in Tiburon? What type of housing is needed or is in short supply?

workforce housing
teachers
People who have
fallen through the
cracks during the
pandemic
Homeless

family and
senior housing
multi family hsg
units

subsidized populations
for accessory dwelling
and other housing
subsidize the
development
State subsidization of
ADU
People serving the
community such as
Police, fireman
umbrella for service
and or workforce
housing

2 Where should new housing go?

Type here

Below Trestle Glen
north of Trestle Glen
CVS parking and the
building itself
Downtown area
Expand Hillarita
Larger homes with
ADU's

3

Are there other strategies we should consider to accommodate our housing need?

Type here

rezoning of
Open Space
Churches and
Schools that
have open space
and allow
properties to be
developed

subsidizing
development of ADU's
or at least educating
people about
opportunities

Rezoning Open Space

South of Trestle Glen
should be part of the
Town

Downtown mixed use
opportunities
Stewart Drive
residence during the
year are empty
perhaps they could be
recruited in to the
ADU

4

How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

Type here

Mandate more
affordable units
increase
percentages of
low income
units to
increase
opportunities
for a diverse
populace

Survey

and make
opportunities for
diverse populations
accessible units
development
Senior housing
support for
additional units

Group 5 - Facilitator: Christy

HOUSING

1 Are there any specific groups of people who are most in need of housing in Tiburon? What type of housing is needed or is in short supply?

Type here

-focus on people who work here, i.e. restaurant workers, firemen, teachers
- shorten the need of commute for working force

- governmental group, teachers, firemen
- may have problem using public money to support private business

- shifted workers for restaurants/local business

- housing is required for equity, front line worker of local business (i.e. Nugget)

2 Where should new housing go?

Type here

- around Tiburon Blvd, it has been underutilized many years (i.e. parking lot). These sites are closed to transit and other amenities

- these vacant sites are owned by the same property owner

- privately owned lands in Downtown

- infill larger residential parcels

3

Are there other strategies we should consider to accommodate our housing need?

Type here

- provide government subsidies to encourage development (i.e. second homes, ADUs) on larger parcels

- incorporate larger area into the Town (i.e. individual parcels etc.)

- utilize backyard and infill existing homes/parcels

- eliminate the barriers to create housing supply (i.e. address construction cost, topographic challenges)

4

How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

Type here

- create safer environment

- increase middle class employment

-encourage economic diversity

- make people feel welcome

- address social needs

Group 6 - Facilitator: Sam

HOUSING

1 Are there any specific groups of people who are most in need of housing in Tiburon? What type of housing is needed or is in short supply?

Work force

Housing for families

Teachers

First Responders

Concern for lack social/economic diversity

Assisted living community (aging population, ease in transition from SFD to)

Multiple dwellings with common space/Multi generational

Downtown revitalization: Mixed Use/ ground residential, Upper: Housing

Plan where people will live, not just sleep.

Alternate transportation meeting new units

support structure and planning for what happens for next step after affordable housing, long v term

Equity

Accounting for support services (especially public transportation) when new units are constructed or converted.

Plan for more than just housing- what will make these new units accessible and well served. Not just what type of housing and where. Infrastructure

specifically as it relates to traffic.

2 Where should new housing go?

Affordable housing overlays should remain/extend within the Downtown District

Downtown is heavily underutilized. Height could be modified to allow for increase in stories, which would accommodate for more housing.

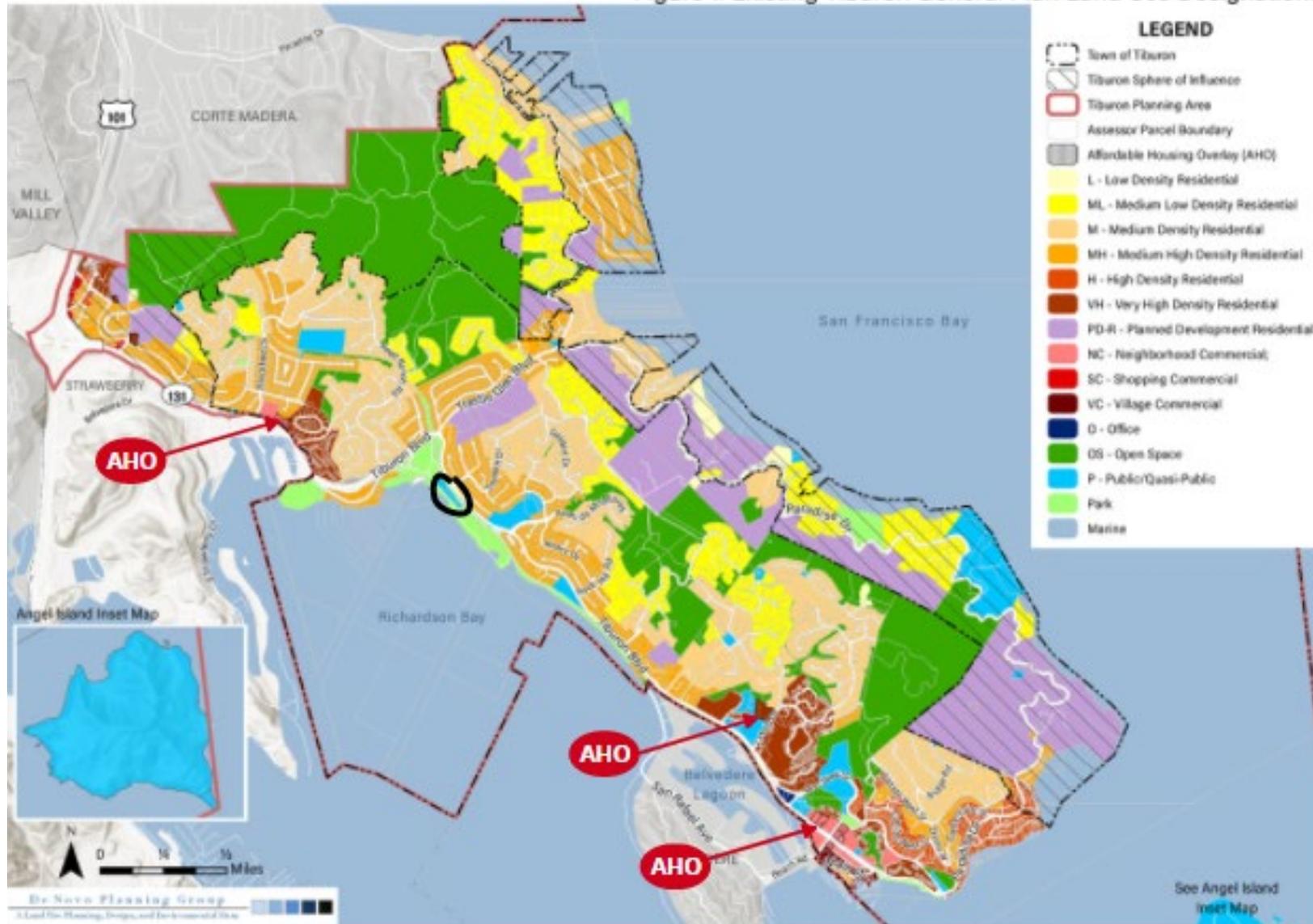
Redevelop existing sites for housing and mixed use.

CVS and BOA are both prime locations to be bought back

Including accommodation for Library/Town Hall/Schools/Fire to add units

Blackie's Pasture Treatment Building

Figure 1: Existing Tiburon General Plan Land Use Designations



3

Are there other strategies we should consider to accommodate our housing need?

Reevaluating review process for sites with housing opportunities (I.e. Sharks)

Account for grocery/utilities within distance to new units.

4

How can Tiburon's housing policies and programs foster a more diverse and inclusive community?

Speak with those most impacted in Tiburon
Hilarita and other communities

Undeserved communities not necessarily at Hilarita. (I.e renters, those who meet affordable housing threshold)

First Responders/Fire

What does the need actually look like? How many individuals? How many families? what will dictate what would actually serve the people working in our communities.

Who would qualify and what restrictions would there be they relocated?

Consider more than just the housing, what other needs should be met when accounting for future development.

What is put into place after residents are either aged out? Change in affordability for units?

Create conversations to open up opportunities for change

What are impacts/costs on current homeowners down the line

Organizational segregation may prohibit ability to have discussions that have not been on the forefront before