



TIBURON GENERAL PLAN UPDATE

Housing Workshop II Summary

February 22, 2022, 6:00-8:00pm

The purpose of the Housing Community Workshop II was to select housing opportunity sites for the Town's Housing Element Update and identify unit capacities for each site to demonstrate compliance with the state-mandated Regional Housing Needs Allocation (RHNA). Potential housing sites included Downtown, the Cove Shopping Center, a vacant portion of the Reed Elementary School site, and the Tiburon Baptist Church on Greenwood Beach Road. The workshop focused on providing workforce and affordable housing on sites that are appropriate for lower income housing according to State law and California Department of Housing and Community (HCD) guidelines. The workshop also explored design concepts to ensure buildings are attractive and help to create a pedestrian-friendly environment such as breaking up building massing, varying building facades, stepping back upper levels, activating street frontages, and providing parking, landscaping, and public paseos.

Feedback received will guide the preparation of the Housing Element Update.

The community meeting was held via Zoom on Tuesday, February 22, 2022, from 6:00-8:00 pm and was facilitated by the consultant team with assistance from Town staff. The presentation was 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 30 participants in addition to the project team. The format of the meeting is described in the agenda below:

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

ATTENDANCE

Meeting participants: 30 attendees in addition to the project team

Town Staff

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

Consultant Team

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

WORKSHOP SUMMARY

Community Development Director 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 a presentation on the General Plan update process; concerns voiced in the November Housing I workshop and survey; Housing Element requirements; strategies to meet the Town's Regional Housing Need Allocation (RHNA) of 639 units; State law and HCD guidelines for housing opportunity sites; and the framework the project team developed to identify housing opportunity sites.

Peter Winch and Poonam Narkar from WRT then presented the housing opportunity sites and models that were developed to illustrate conceptual massing and give community members a sense of building scale. The models did not show architectural detail. A polling question was posed after each site to gauge participants' support for the development concept and to provide a springboard for further discussion in the breakout room.

Next, Christine described the rezoning proposal for each area and identified potential sites for the Housing Element site inventory. She provided direction for the breakout room exercise and then opened the breakout rooms to which participants were randomly assigned. A facilitator was assigned to each breakout room. There were approximately six 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. Tiburon Blvd. East Corner: What do you think about the corner development concept? (multiple choice)

- I could support it – (17/26) 65%
- It should provide more housing units – (3/26) 12%
- It should provide fewer housing units – (7/26) 27%
- I prefer no new development over what is currently allowed – (0/26) 0%
- I prefer no new development (2/26) 8%

2. Tiburon Blvd. East Midblock: What do you think about the midblock development concept? (multiple choice)

- I could support it – (14/24) 58%
- It should provide more housing units – (5/24) 21%
- It should provide fewer housing units – (7/24) 29%
- I prefer no new development over what is currently allowed – (1/24) 4%
- I prefer no new development (0/24) 0%

3. Tiburon Blvd. and Beach Rd. West: What do you think about this development concept? (multiple choice)

- I could support it – (19/24) 79%
- It should provide more housing units – (4/24) 17%
- It should provide fewer housing units – (4/24) 17%
- I prefer no new development over what is currently allowed – (0/24) 0%

- I prefer no new development (0/24) 0%

4. Downtown – Main St.: What do you think about this development concept? (multiple choice)

- I could support it – (9/24) 38%
- It should provide more housing units – (4/24) 17%
- It should provide fewer housing units – (7/24) 29%
- I prefer no new development over what is currently allowed – (4/24) 17%
- I prefer no new development (1/24) 4%

5. Cove Shopping Center: What do you think about this development concept? (multiple choice)

- I could support it – (9/25) 36%
- It should provide more housing units – (4/25) 16%
- It should provide fewer housing units – (6/25) 24%
- I prefer no new development over what is currently allowed – (4/25) 16%
- I prefer no new development (4/25) 16%

6. Reed School Site: What do you think about this development concept? (multiple choice)

- I could support it – (20/26) 77%
- It should provide more housing units – (2/26) 8%
- It should provide fewer housing units – (1/26) 4%
- I prefer no new development over what is currently allowed – (2/26) 8%
- I prefer no new development (2/26) 8%

7. Tiburon Baptist Church: What do you think about this development concept? (multiple choice)

- I could support it – (16/26) 62%
- It should provide more housing units – (6/26) 23%
- It should provide fewer housing units – (1/26) 4%
- I prefer no new development over what is currently allowed – (3/26) 12%
- I prefer no new development (2/26) 8%

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 four breakout rooms on a virtual whiteboard in response to the discussion prompts below (see appendix for images of virtual whiteboards). 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

- What do you think of this development concept?
- Are there any modifications you recommend?
- What is the group’s preferred development concept?

Main Takeaways

Tiburon Blvd. East, Corner and Midblock Sites

- Midblock buildings should ideally also have street level commercial/retail uses fronting Tiburon Blvd. (4)
- Architecture needs to be considered and is important to how the development will fit in to the surrounding area; design standards are very important (4)
- Density/height is appropriate (4)
- Buildings are too large or too high (1)
- Step back the top floor further to reduce its visibility (1)
- Roofline and building height should be varied (1)
- Traffic impacts and access to Tiburon Blvd. need to be considered (3)
- Need to address flooding and sea level rise (1)
- Views need to be considered (1)

Tiburon Blvd and Beach Rd. West

- Proposed density is appropriate and in scale with existing buildings (2)
- 4 stories could be integrated into the development to add more housing vary the roofline (1)
- The Post Office site would also be good for this scale of development (1)
- Access from Juanita allows the building to address Tiburon Boulevard better (1)
- Need to address flooding and sea level rise (1)
- Views need to be considered (1)

Downtown – Main St.

- Traffic impacts and access from Juanita Lane need to be considered (1)
- Historic preservation is important and may render development infeasible (3)
- Main Street is narrow and a third floor may overwhelm the streetscape if not sufficiently setback (1)
- Must maintain integrity and charm of the area (2)
- Noise could be an issue (1)
- Views need to be considered (1)

Cove Shopping Center

- Parking and circulation is already an issue here (4)
- Existing amount of commercial square footage needs to be preserved (3)
- Traffic impacts need to be considered (2)
- Potential access from Tiburon Blvd. should be considered (1)
- This is a great site for workforce housing and/or because it is near 101 (2)
- This is not a good site for housing (1)
- Views need to be considered (1)

Reed School Site

- Stepped up town homes are appropriate for the site; consistent with existing multifamily housing in the area (3)
- Great site for housing for teachers; also, police and firefighters (2)
- This site is not very visible and could be considered for greater density (1)
- Traffic impacts need to be considered (1)
- Views need to be considered (2)

Tiburon Baptist Church

- This is a great site for housing because it is close to 101 (1)
- Building height needs to be appropriate for the site (1)
- Would be ideal if church could remain (1)
- Views need to be considered (1)

Housing Unit Capacity Tallies

Each small group was asked to identify their preferred development concept for each site and associated housing unit capacity (capacities reflect the low end of the density range as per HCD’s “safe harbor” guideline). Each group was challenged to meet the total very low, low, and moderate-income housing need of 400 units on the combined sites. A summary of the unit counts and totals is provided below. “N/A” means the group did not have time to discuss the site. Additional detail is provided in the virtual white board images in the appendix.

| Site | Group 1 | Group 2 | Group 3 | Group 4 |
|--------------------------------|------------|------------|------------|---------|
| Tiburon Blvd East Corner | 66 | 54 | 48 | 66 |
| Tiburon Blvd East Midblock | 19 | 26 | 26 | 26 |
| Tiburon Blvd and Beach Rd West | 134 | 134 | 134 | N/A |
| Main Street | 12 | 8 | 16 | N/A |
| Reed School Site | 58 | 60 | 58 | N/A |
| Cove Shopping Center | 60 | 60 | 60 | 0 |
| Tiburon Baptist Church | 64 | 64 | 64 | 64 |
| ADUs | 27 | 27 | 27 | 27 |
| TOTAL | 440 | 458 | 433 | N/A |

APPENDIX

Group 1 - Facilitator: Christine

| Name | 2 story | 2 and 3 story | 3 story | 3 and 4 story | 4 story | 4 and 5 story | Total |
|--------------------------------|---------|---------------|---------|---------------|---------|---------------|------------|
| Tiburon Blvd East Corner | 0 | | | 48 | | 19 | 66 |
| Tiburon Blvd East Midblock | 0 | | 118 | | 25 | | 134 |
| Tiburon Blvd and Beach Rd West | 0 | 67 | | | | | 67 |
| Main Street | 0 | 12 | | 16 | | | 28 |
| Revel School Site | 0 | | | | | | 0 |
| Lower Shopping Center | 0 | 60 | 35 | | | | 95 |
| Tiburon Baptist Church | 0 | | 44 | | | | 44 |
| ADUs | | | | | | | 27 |
| TOTAL | | | | | | | 440 |

1 TIBURON BLVD. EAST CORNER

DOWNTOWN: TIBURON BLVD. EAST

- Development concept**
- 4 and 5-story mixed use development for corner lots
 - 4-story residential only for midblock
- Proposal**
- Reserve area for 40-45 units/acre
 - Potentially identify sites as shown on map for housing element sites inventory



What do you think of the development concept? Are there any modifications you recommend? What is the group's preferred development concept (Identify in table)?

- Way too massive. Needs to be smaller. Architecture is not good.
- Corner site is fine. Appropriate for more housing.
- Traffic will be impacted
- Designs are too blocky. Don't look like they would fit into the village character of downtown.
- In favor of density, but need more creative and artistic architecture
- Design standards are really important, especially objective standards

2 TIBURON BLVD. EAST MIDBLOCK



What do you think of the development concept? Are there any modifications you recommend? What is the group's preferred development concept (Identify in table)?

- Design is too blocky
- Possible to do underground parking?
- Need to address flooding and sea level rise
- Street level should have commercial. Building should not be 100% residential
- Access needs to be considered. It can be difficult to get on/off Tiburon Blvd.

3 TIBURON BLVD. AND BEACH RD. WEST

DOWNTOWN: TIBURON BLVD. AND BEACH RD. WEST

Development concept

- 3-story development with ground floor commercial

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

A portion could be 4 stories because it is not in the main view corridor. Vary the roofline.

4 MAIN STREET

DOWNTOWN: MAIN STREET

Development concept

- Mixed use building with ground floor commercial, 2 stories in front and 3 stories in back

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Concerned about traffic congestion. Access from Juanita Lane is problematic.

Don't know how viable this site is for housing if the storefronts are going to be preserved.

Concerned about 4 stories, but depends on design and architecture.

Concerned about historic preservation.

5 REED SCHOOL SITE

REED SCHOOL SITE

Development concept

- 3-story 3-level school

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Do buildings block views? Important to preserve existing views.

Evacuation routes are a concern.

Traffic concerns, especially during school hours.

Buildings should be built into the hillside.

Consider consolidating schools into one K-5 school and put teacher housing at Bel Aire.

6 COVE SHOPPING CENTER

COVE SHOPPING CENTER SITE

Development concept

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

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Access directly on to Tiburon Blvd, not Blackfield Drive

How about smaller units?

This is a better site because it's closer to 101

Senior housing would be good here. Is there anyway to encourage that?

Parking is an issue. People use the services here. Retail on the ground floor is important.

Want to preserve the same amount of commercial

Residents will not want to live on the ground floor

7 TIBURON BAPTIST CHURCH

TIBURON BAPTIST CHURCH

Development concept

- 2-story townhomes

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

This is the best site. It is close to the freeway and set back from Tiburon Blvd.

1 TIBURON BLVD. EAST CORNER

2 TIBURON BLVD. EAST MIDBLOCK

| | None | 2 story | 2 and 3 story | 3 story | 3 and 4 story | 4 story | 4 and 5 story | Total |
|--------------------------------|------|---------|---------------|---------|---------------|---------|---------------|------------|
| Tiburon Blvd East Corner | 0 | | | | 48 | | 66 | 54 |
| Tiburon Blvd East Midblock | 0 | | | 19 | | 26 | | 26 |
| Tiburon Blvd and Beach Rd West | 0 | 67 | | 134 | | | | 134 |
| Main Street | 0 | | 12 | | 16 | | | 8 |
| Reed School Site | 0 | | | 36 | | | | 60 |
| Cove Shopping Center | 0 | 60 | 35 | | | | | 60 |
| Tiburon Baptist Church | 0 | | 64 | | | | | 64 |
| ADUs | | | | | | | | 27 |
| TOTAL | | | | | | | | 458 |

*opt for 3 stories or setback to test 3 story

*max 2 stories

*potential for taller buildings to accommodate more units



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

DOWNTOWN: TIBURON BLVD. EAST

Development concept

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

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?



More Housing DT is preferred. Keep commercial at/on the street. Housing DT will strengthen user type of commercial. More user oriented.

Architecture could be improved- similar to office/housing in Belvedere. Historical models reflective in existing Tiburon neighborhoods. Walkability of Downtown/Old Tiburon is an example of why paseos could work-pending their design.

Concerns: Mid paseos works for density, but should keep people walking on street (city life), not back yards. Open space would be preferred

Traffic- specifically if there are 2 car households. Four lane vs. two lane (reconcentration of housing at Cove/ closer to 101).

Will ferry/buses be utilized by new residents? Discourage limitations on parking in MF units specifically due to proximity to transit, which will create more on street parking/congestion.

Retail is an important component, especially at the first floor, street side of Tiburon Boulevard.

3 TIBURON BLVD. AND BEACH RD. WEST

DOWNTOWN: TIBURON BLVD. AND BEACH RD. WEST

Development concept

- 3-story development with ground floor commercial

Proposal

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



What do you think of the development concept?
 What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Density is good, but architecture is not. Scale is more in line with existing buildings and uses.

4 MAIN STREET

DOWNTOWN: MAIN STREET

Development concept

- Mixed use building with ground floor commercial; 2 stories in front and 3 stories in back.

Proposal

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



What do you think of the development concept?
 What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Historic Building Facades to remain unchanged.
 Historic quality is precious and needs to be maintained as much as possible. Example of 2 unit condo above CYC. Anything above 2 units would likely be undesirable as it would change the scale/character.
 Keep the integrity/charm of Downtown- which may be difficult.

5 REED SCHOOL SITE

REED SCHOOL SITE

Development concept

- 3-story townhomes

Proposal

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



What do you think of the development concept?
 What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Benefits of stepped up town homes.
 Density fits with location.
 Ideal for ownership/dwelling by school staff.

6 COVE SHOPPING CENTER

COVE SHOPPING CENTER SITE

Development concept

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

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

In concept- great, but this is a highly used/desirable site.
 Parking is already difficult in terms of availability and circulation.
 Need for parking next to high use areas, like the grocery store.
 Potential for worker housing units to be constructed above retail.
 Concern for removal of existing commercial- should remain as part of this development.
 Important for existing businesses to remain, just in a new configuration.
 Opportunity for social spaces, places to gather.

7 TIBURON BAPTIST CHURCH

TIBURON BAPTIST CHURCH

Development concept

- 2-story townhomes

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Would church remain? If able, would be ideal for them to stay.

3 TIBURON BLVD. AND BEACH RD. WEST

DOWNTOWN: TIBURON BLVD. AND BEACH RD. WEST

Development concept

- 3-story development with ground floor commercial

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

This looks comfortable.

Post office site would be great for this scale of development.

4 MAIN STREET

DOWNTOWN: MAIN STREET

Development concept

- Mixed use building with ground floor commercial, 2 stories in front and 3 stories in back

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

We already have some housing and it's working

Ark Row is higher than Main St. but it blends well

Inland side of Main Street can handle more height

The key function here is to support the authentic-feeling place that visitors want to come. Not sure it can handle more infill.

Noise could be an issue

If anyone's going to go to the trouble of preserving the storefronts, we may need to offer 4

5 REED SCHOOL SITE

REED SCHOOL SITE

Development concept

- 3-story townhomes

Proposal

- Already zoned for up to 24.6 units/acre with AHO
- Rezone for net density 20-25 units/acre
- Potentially identify site as shown on map for housing element site inventory



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

That area has a lot of multifamily housing already. Would be very consistent.

If it's already in the AHO, why hasn't it developed?

Would be a great way to provide housing for police, fire teachers, etc.

Is this enough density to make it financially feasible?

Can the School District sell or partner with affordable housing provider?

6 COVE SHOPPING CENTER

COVE SHOPPING CENTER SITE

Development concept

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

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Traffic is terrible when schools let out and parking is not available

7 TIBURON BAPTIST CHURCH

TIBURON BAPTIST CHURCH

Development concept

- 2-story townhomes

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

| | None | 2 story | 2 and 3 story | 3 story | 3 and 4 story | 4 story | 4 and 5 story | Total |
|--------------------------------|------|---------|---------------|---------|---------------|---------|---------------|-------|
| Tiburon Blvd East Corner | 0 | | | | 48 | | 66 | 66 |
| Tiburon Blvd East Midblock | 0 | | | 19 | | 26 | | 26 |
| Tiburon Blvd and Beach Rd West | 0 | 67 | | 134 | | | | |
| Main Street | 0 | | 32 | | 16 | | | |
| Reed School Site | 0 | | | 58 | | | | |
| Cove Shopping Center | 0 | 60 | 25 | | | | | 0 |
| Tiburon Baptist Church | 0 | | 64 | | | | | 64 |
| ADUs | | | | | | | | 27 |
| TOTAL | | | | | | | | |

Note: did not finish table

Increase number of ADUs

1 TIBURON BLVD. EAST CORNER

DOWNTOWN: TIBURON BLVD. EAST

- Development concept**
- 4 and 5-story mixed use development for corner lots
 - 4-story residential only for midblock
- Proposal**
- Reason area for 40-45 units/acre
 - Potentially identify sites as shown on map for housing element sites inventory



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

- Concerns on view/trees
- Best site for housing with better circulation/access routes
- It is important to consider emergency/egress routes
- sensitive to environment i.e. charging station
- visual impacts shall be considered with appropriate aesthetics and architectural style
- Roofline is important as view will be from above
- View study is required in downtown

2 TIBURON BLVD. EAST MIDBLOCK



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

- Concerns on view/trees
- Roof modulation will be important to consider since these parcels will be visible from the hillside
- Consider higher bldgs. in some parts - more than 4-5 stories and other parts to be as low as 2-3 stories for more vertical variation. Subject to view studies
- need to improve and expand Tiburon Blvd.
- egress/access constraints in downtown sites

3 TIBURON BLVD. AND BEACH RD. WEST

DOWNTOWN: TIBURON BLVD. AND BEACH RD. WEST

Development concept

- 3-story development with ground floor commercial

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Concerns on view/trees

Concerns about SLR & Liquefaction were generally expressed

The downtown areas have a very high water table, so would be to be built on piers and even then would be subject to liquefaction in an earthquake. Could you address whether state I guess I was wondering whether the amount of seismic stabilizing required wouldn't make construction of affordable housing infeasible because it will raise already high construction costs out of reach.

4 MAIN STREET

DOWNTOWN: MAIN STREET

Development concept

- Mixed use building with ground floor commercial; 2 stories in front and 3 stories in back

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Concerns on view/trees

5 REED SCHOOL SITE

REED SCHOOL SITE

Development concept

- 3-story townhomes

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Concerns on view/trees

6 COVE SHOPPING CENTER

COVE SHOPPING CENTER SITE

Development concept

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

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Concerns on view/trees

Parking/circulation are issues for mixed use development

Successful existing retail location.

not a good housing site

Currently impacted with traffic. Adding residential development will make it worse.

Unanimously rejected as a potential housing site.

7 TIBURON BAPTIST CHURCH

TIBURON BAPTIST CHURCH

Development concept

- 2-story townhomes

Proposal

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



What do you think of the development concept? What modifications do you recommend? What is the group's preferred development concept (Identify in table)?

Concerns on view/trees

good for housing but need to be mindful on height