



The Committee for Tiburon

Mission

The Committee for Tiburon is a 100+ member California LLC formed in 2023 to dispute the Town's plans to include 4576 Paradise Drive (so-called Site H) into its General Plan and Housing Element. We appeared at every public Planning Commission and Town Council meeting to plead with the Town that this action was unsupportable both in the law and common sense. We ultimately filed a lawsuit to protest the Town's actions. On Friday, September 19, the Marin County Superior Court entered its judgment in our favor. We are awaiting the result of the review of the decision by the Court of Appeals who the Town has asked to review and overrule the decision.

We, along with numerous local residents, repeatedly brought to the Town's attention the many known environmental, public safety, and health and welfare issues weighing against very-high-density-development on Site H.

This property drains water from Ring Mountain through multiple, biologically important streams that flow into a sensitive marine estuarine and tideland. Further, it contains wildlife habitat for protected species, and it is subject to landslide and seismic hazards, fire hazards, poor accessibility from a dangerous section of Paradise Drive, and major utility limitations including a lack of water to fight fires and insufficient pump station capacity.

Substantial information funded by TCFT for reliable local professional engineering experts including CSW/ST2 and Stetson Engineering stated that very-high-density development of Site H would be severely problematic at best and likely not possible.

We want to work with and encourage the Town Council to prioritize the revitalization of downtown Tiburon, and pay heed to the many Town policies and goals that very-high-density development on Site H would defeat.

The Committee for Tiburon is pro-development and fully supports building the number of homes originally approved for the site of 5-8 homes according to current zoning approvals. We also support the Planning Commission's recommendation to instead add more units in downtown Tiburon closer to restaurants and shops and public transportation to Marin and transportation to San Francisco by the ferry system.

This Committee remains committed to working collaboratively with the Town to ensure that all future housing developments including those ordered by the State of California HCD build quota of 680 homes over the coming 8 years are responsible, sustainable and in keeping with our community values.