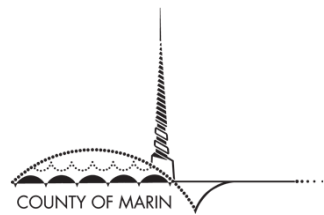

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San Rafael, CA 94903
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03.05.15



COMMUNITY WORKSHOP #3

DRAFT BLACK POINT – GREEN POINT COMMUNITY PLAN



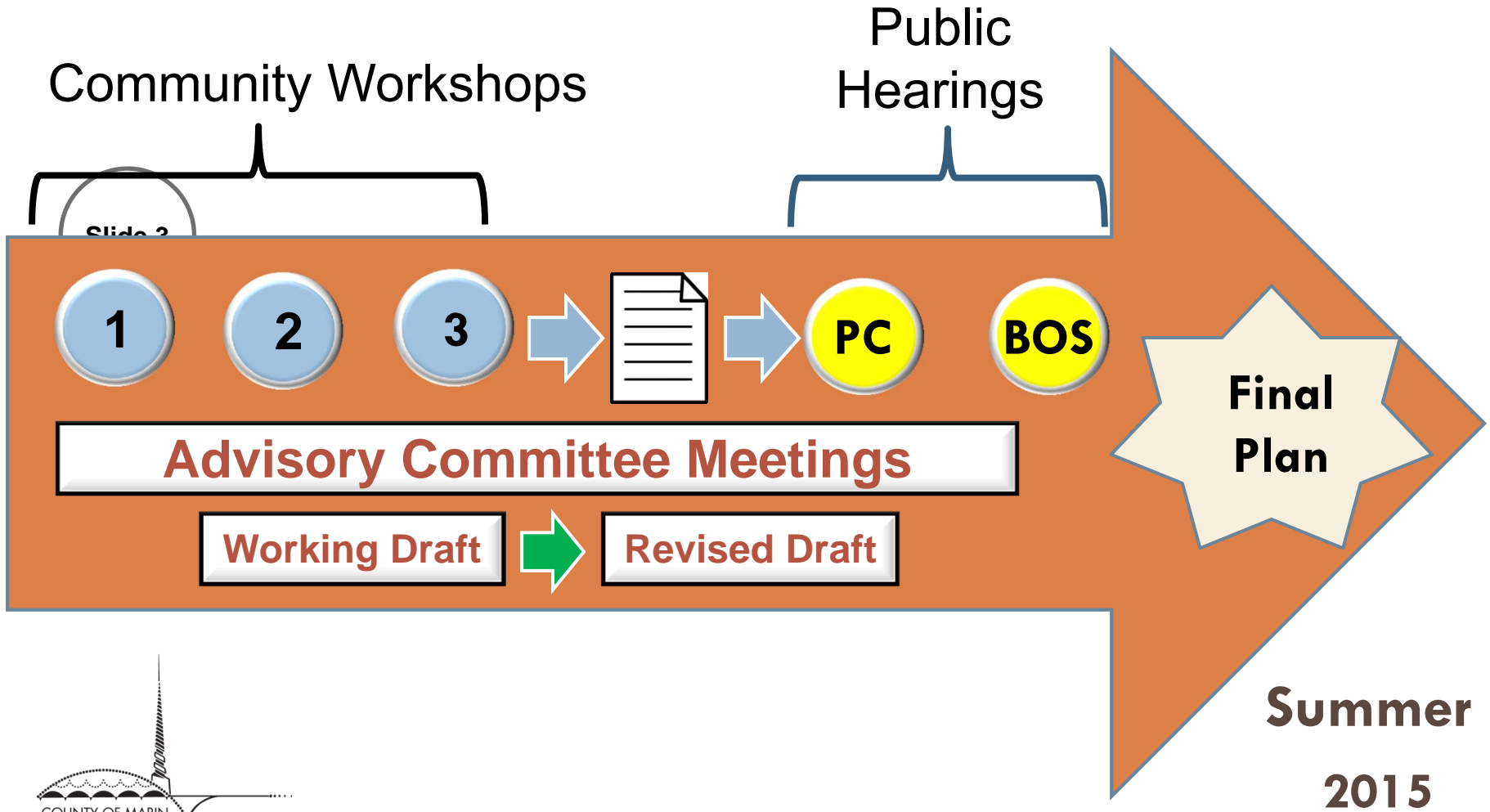
Photo Credit: Jeff Wong

AGENDA

Slide 2

- 7:00 pm Welcome
- 7:10 pm Presentation
- 7:30 pm Q&A
- 7:45 pm Small Group Discussion
- 8:30 pm Whole Group Sharing
- 8:45 pm Next Steps
- 9:00 pm Close

SCHEDULE

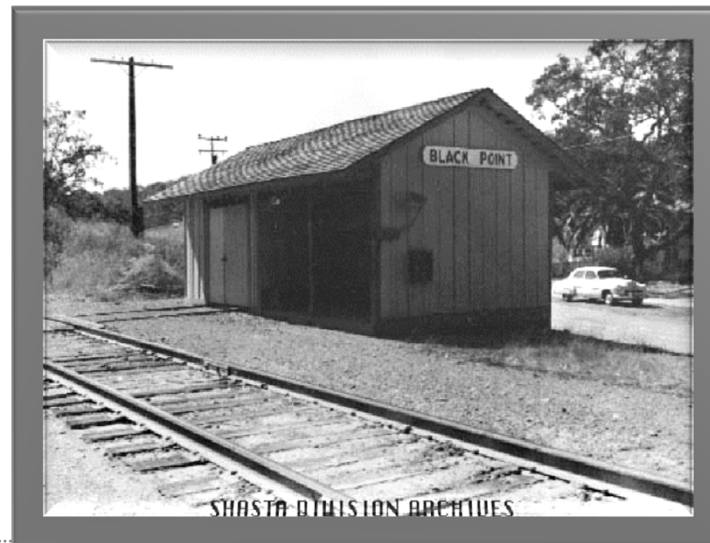
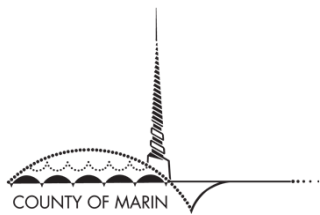


BACKGROUND

Black Point Community Plan

- Adopted 1978
- Represents both Black Point and Green Point areas
- Selected for update based on community interest and age

Slide 4



BACKGROUND

Proposed Draft Black Point – Green Point Community Plan (Draft)

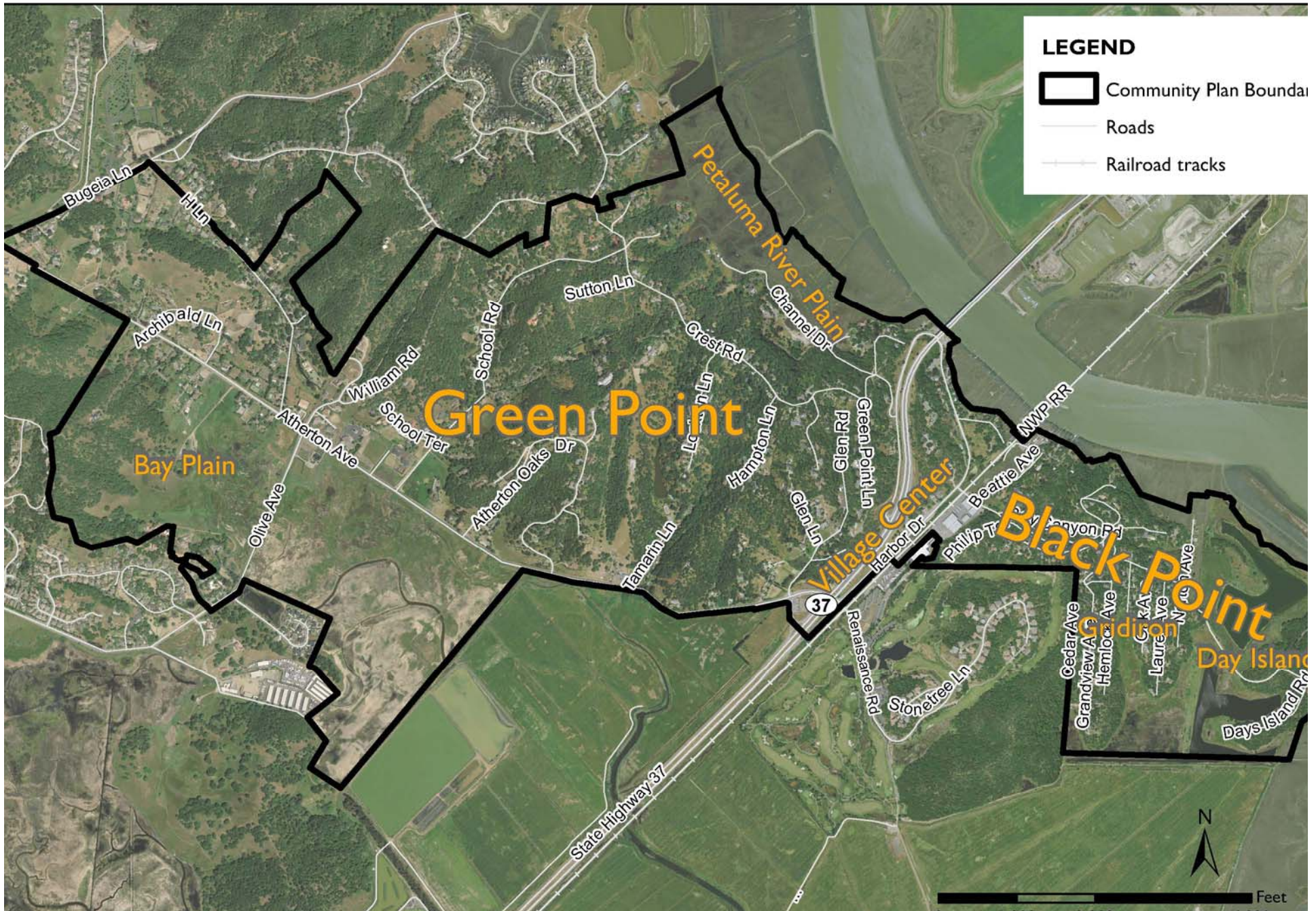
Slide 5

- Working draft
- Provides basis for discussion on key issues
- Continues to represent both Black Point and Green Point



Photo Credit: Community Development Agency

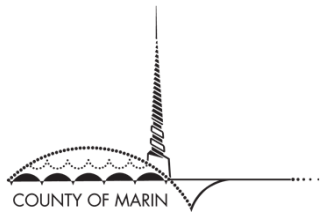
COMMUNITY PLAN BOUNDARY



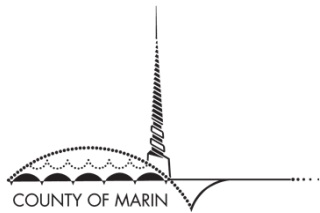
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Black Point – Green Point Community Plan
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DRAFT BLACK POINT COMMUNITY PLAN

January 7, 2015



COUNTY OF MARIN



DRAFT BLACK POINT – GREEN POINT COMMUNITY PLAN GOALS

[A Sense of Community.](#) Continue to maintain the area as an independent, identifiable, and semi-rural community

[A Preserved Natural Environment.](#) Continue to preserve the natural attributes and features within and around the community that contribute to its community character.

[Natural Resources.](#) Maintain the community's quality of life by ensuring that infrastructure improvements serve to enhance community safety and not detract from the semi-rural character

[Growth Management.](#) Maintain orderly and managed growth and redevelopment in the community

DRAFT BLACK POINT – GREEN POINT COMMUNITY PLAN

Slide 9

Contents:

1. Introduction
2. Background
3. Natural Resources
4. Environmental Hazards
5. Community Character and Land Use
6. Transportation
7. Public Facilities and Services
8. Parks and Recreation
9. Public Safety

INTRODUCTION

CHAPTER 1

Slide 10

Describes:

- Update process
- Relationship between the community plan and Countywide Plan
- Plan goals



Photo Credit: Susannah Mahoney

BACKGROUND

CHAPTER 2

Slide 11

- Location information
- Map of community & planning boundary
- Planning context
- Demographic information



Photo Credit: Josh Weisel (JoshWilltravel.com)

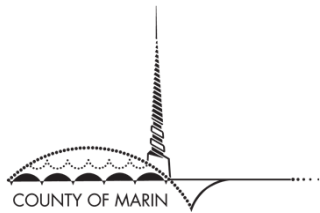
NATURAL RESOURCES

CHAPTER 3

Slide 12

Policies address protecting wildlife habitat and movement corridors by:

- Encouraging use of wildlife friendly fencing
- Avoid structures that block wildlife movement
- Encourage use of drought tolerant, native plants
- Discouraging use of pesticides, herbicides & rodenticides
- Encouraging residents to become active stewards of the land



NATURAL RESOURCES

SUDDEN OAK DEATH

Slide 13

New policy addresses Sudden Oak Death:

- Encourage property owners to identify and remove trees that are afflicted with Sudden Oak Death



Photo Credit: Community Development Agency

ENVIRONMENTAL HAZARDS

CHAPTER 4

Slide 14

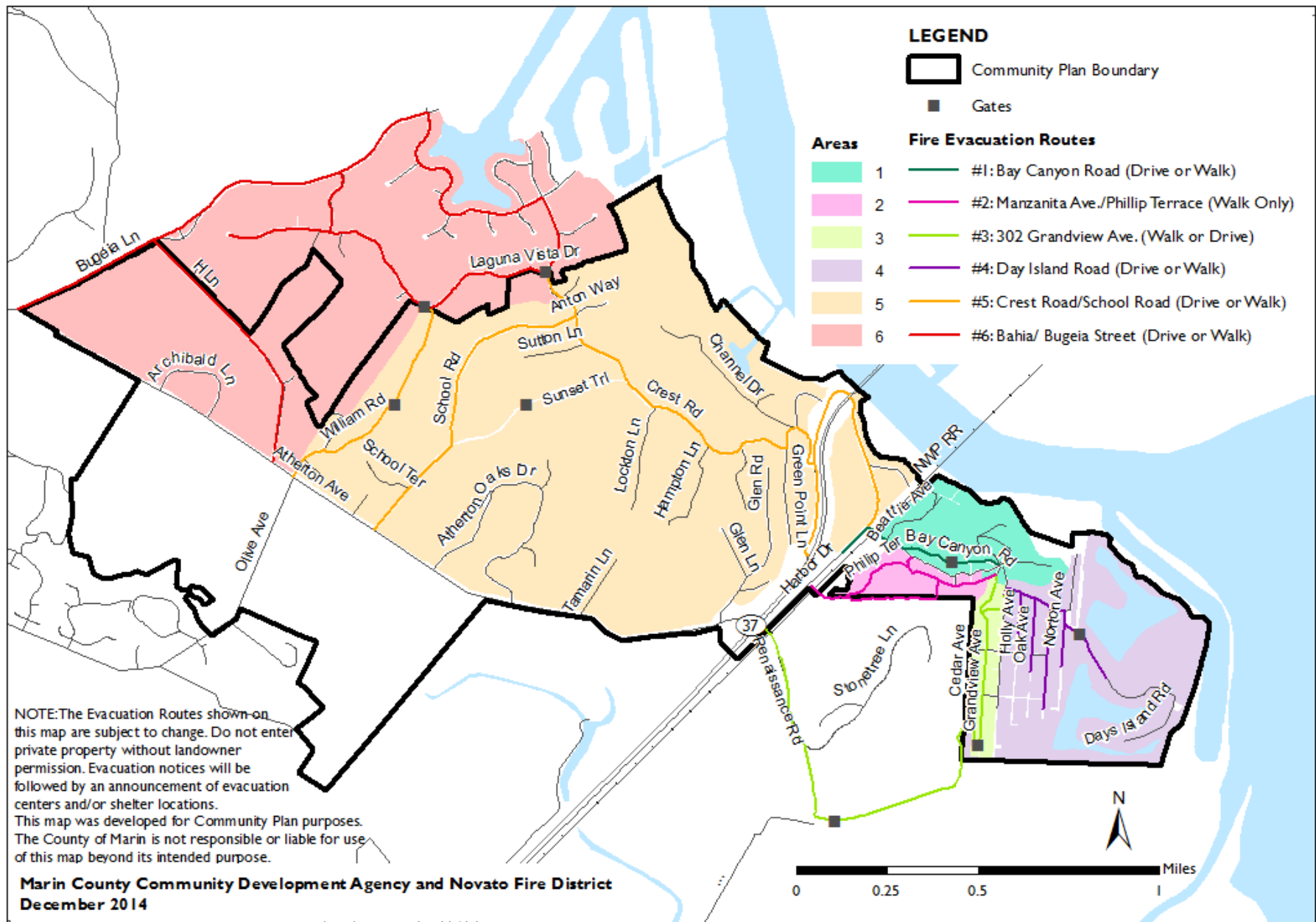
Topical areas:

- Fire safety
- Earthquakes
- Flooding
- Sea Level Rise

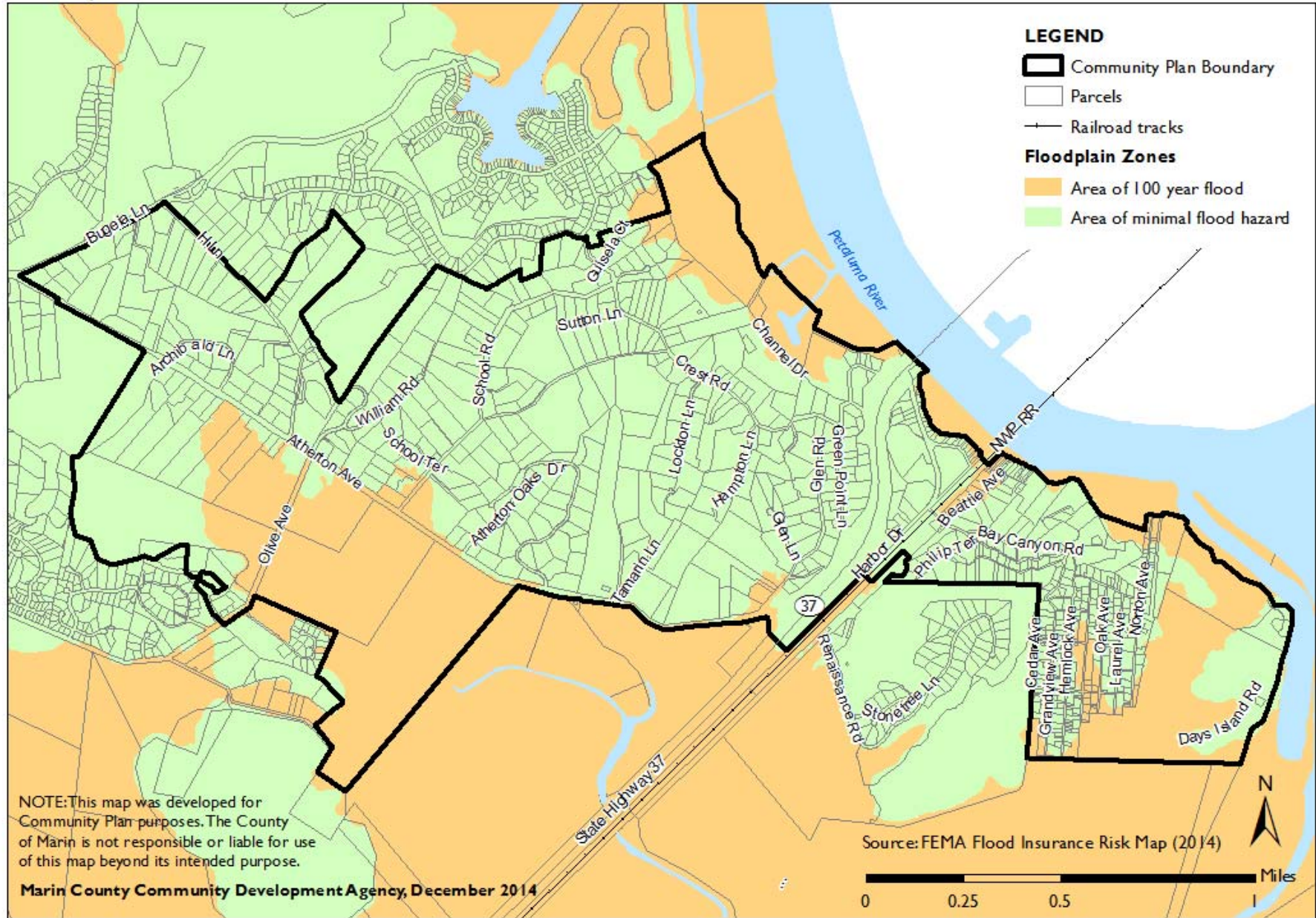


Photo Credit: Novato Fire District

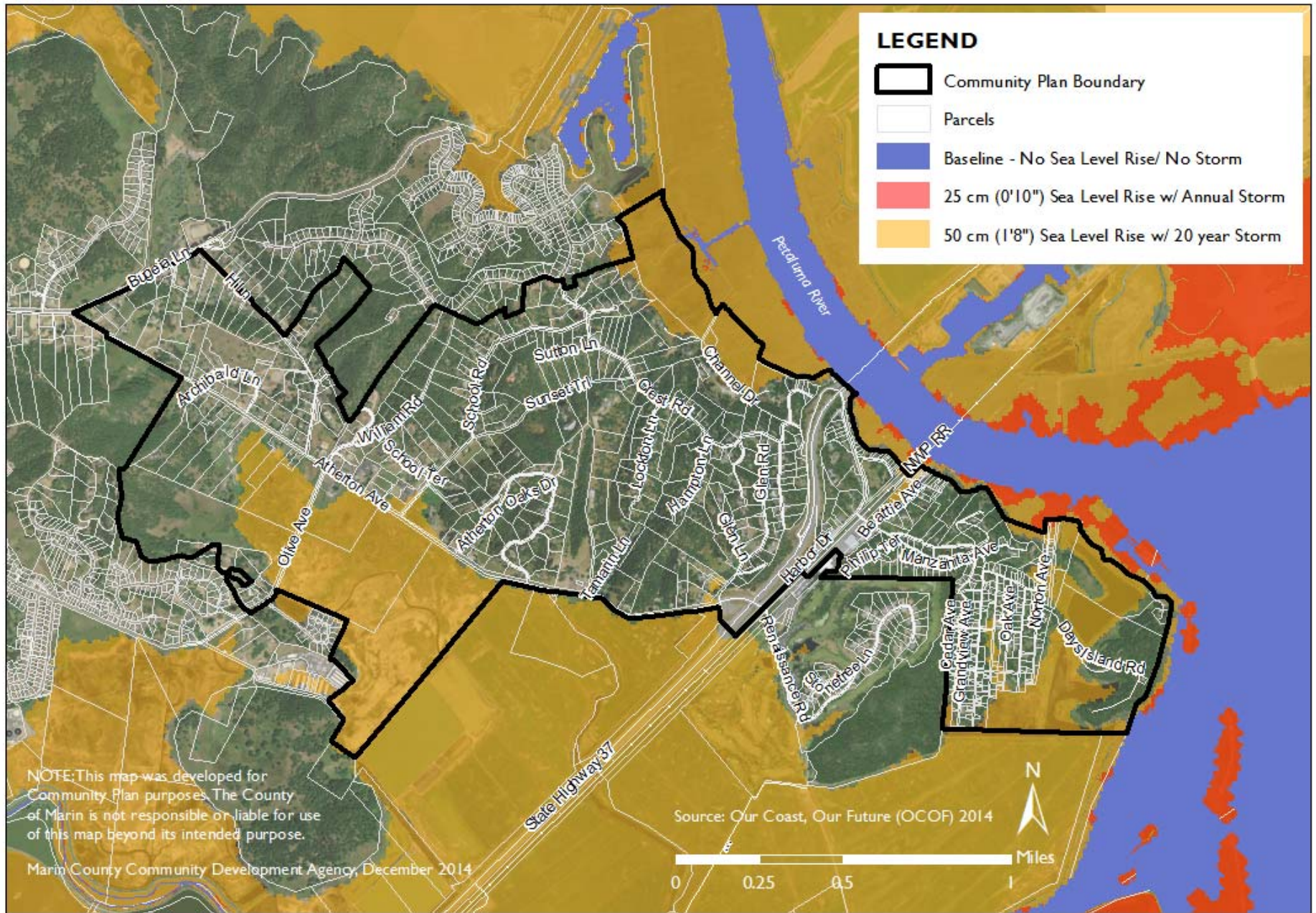
Fire Evacuation Routes



Floodplain Zones



Sea Level Rise



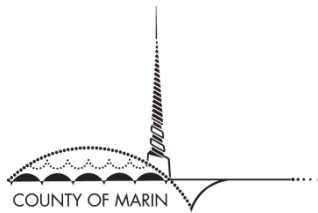
COMMUNITY CHARACTER AND LAND USE

CHAPTER 5

Slide 18

Policies address:

- Rezoning Marin Audubon properties;
- Regulating home size;
- Requiring minimum setbacks;
- Encouraging certain land uses in the Village Center area;
- Continuing to promote the merger of substandard lots; and
- Minimizing light pollution



TRANSPORTATION

CHAPTER 6

Slide 19

Policies address:

- Maintaining rural character of the streets
- Retaining paper streets for public & emergency access
- Informing who is responsible for maintenance of private streets



Photo Credit: Community Development Agency

TRANSPORTATION

CHAPTER 6

Slide 20

Policies address:

- Improving bicycle and pedestrian facilities
- Consider establishing commuter transit service
- Maintaining existing equestrian trails



Photo Credit: Community Development Agency

PUBLIC FACILITIES AND SERVICES

CHAPTER 7

Slide 21

Policies address:

- Maintaining the use of septic systems for wastewater disposal
- Maintaining the area's unincorporated status



Photo Credit: Community Development Agency

PARKS AND RECREATION

CHAPTER 8

Slide 22

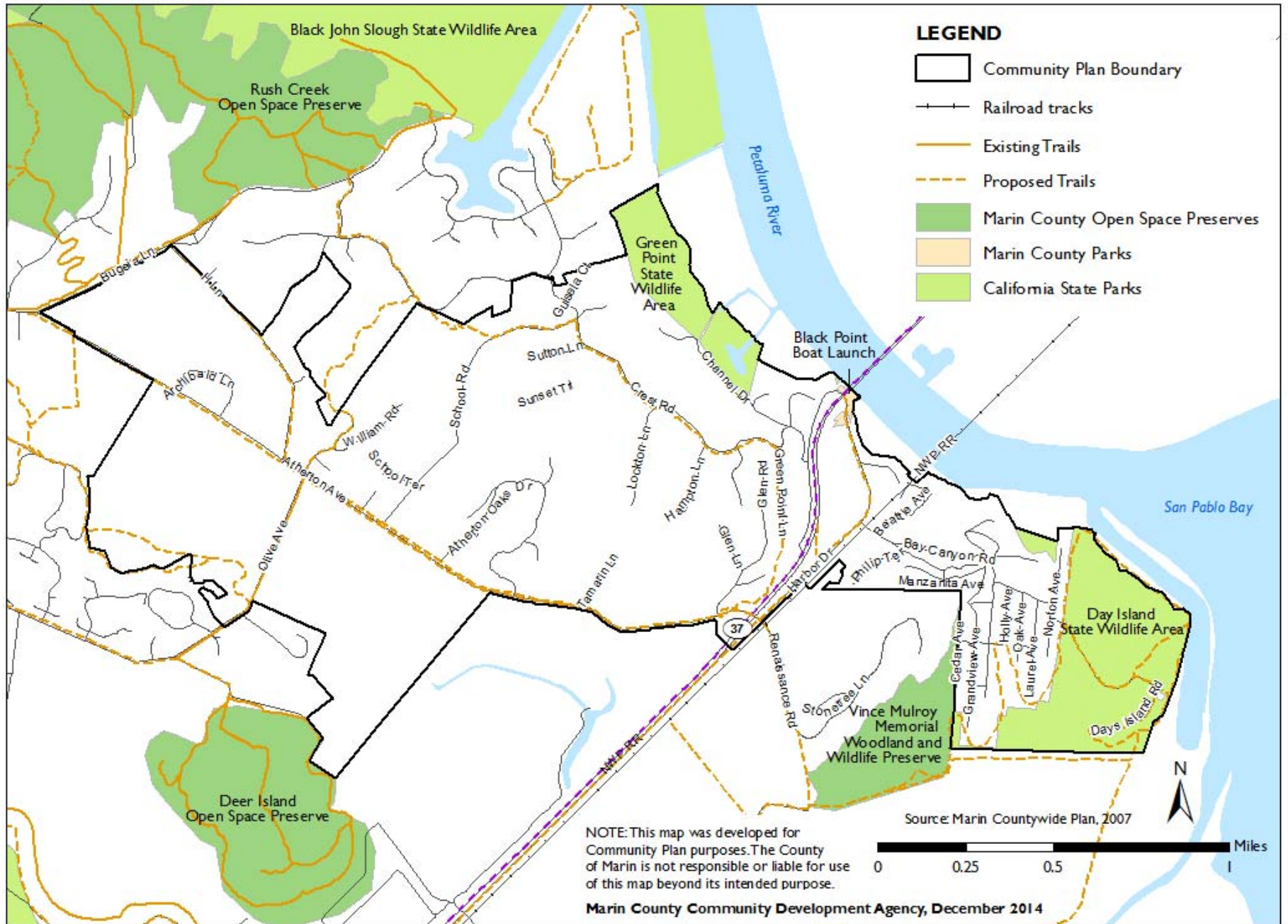
Policies address:

- Limiting intense recreational use or development of the Day Island State Wildlife Area
- Continuing to allow passive recreational uses in the Vince Mulroy Memorial Woodland and Wildlife Preserve



Photo Credit: Community Development Agency

Parks and Recreation



PUBLIC SAFETY

CHAPTER 9

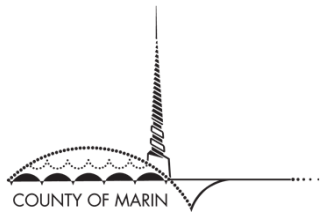
Slide 24

- Background on public safety information and programs
- Options for consideration to reduce the risk of crime



Photo Credit: Community Development Agency

SMALL GROUP DISCUSSION



SMALL GROUP DISCUSSION ISSUES

Slide 26

TOPICS FOR DISCUSSION:

- How to address the identity of Black Point and Green Point
- Home size regulations
- Setback regulations
- Preferred land use in the Village center area
- Other issues or questions

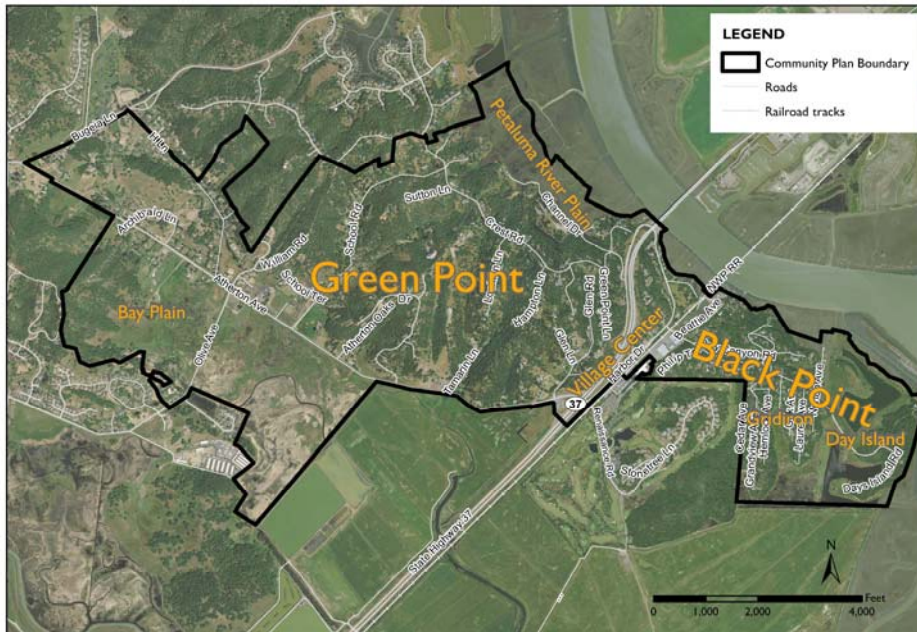


ISSUE: NEIGHBORHOOD IDENTITY

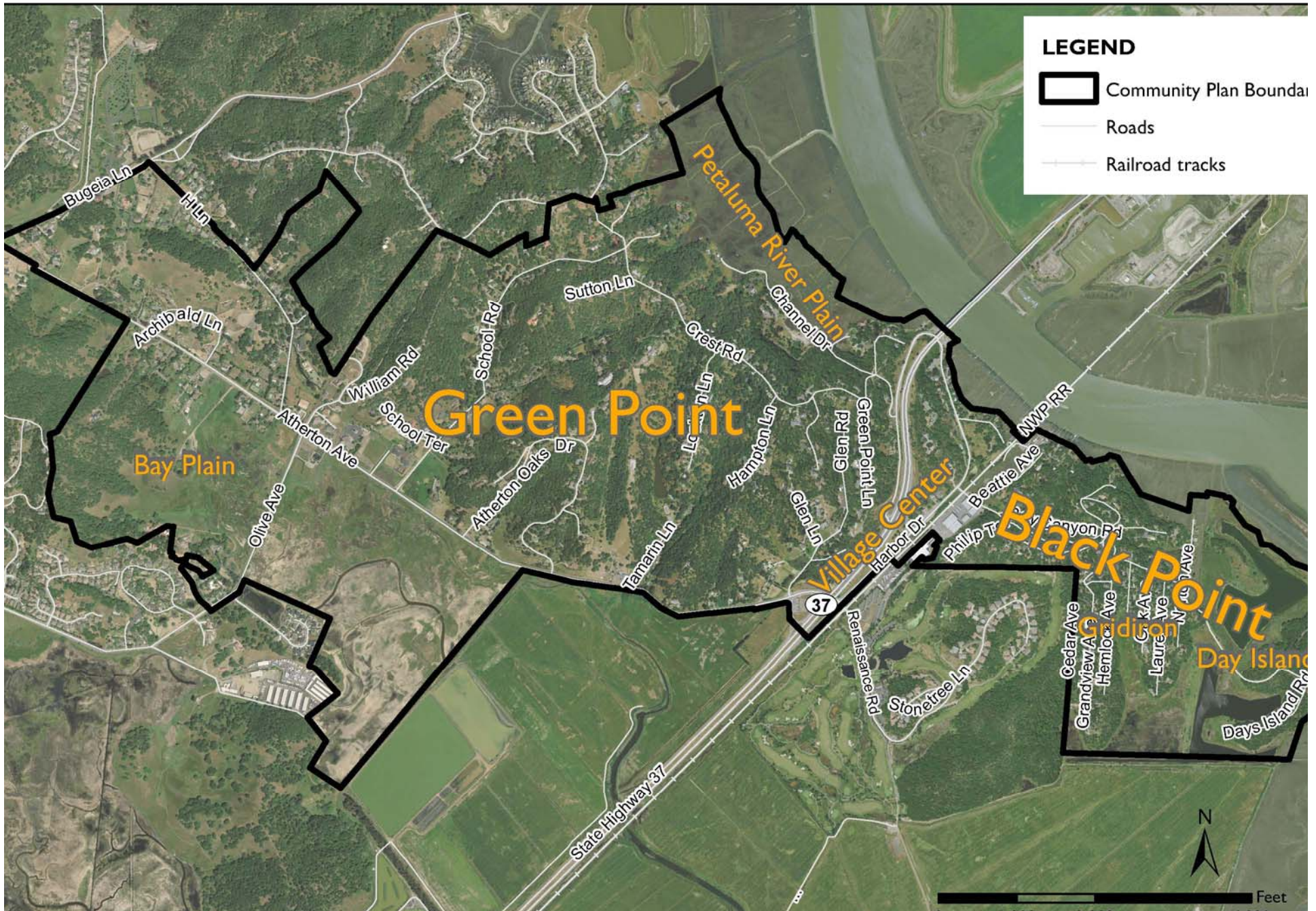
How to identify Black Point and Green Point?

- What are the differences between the Black Point and Green Point neighborhoods?
- How should the community plan address these neighborhoods?

Slide 27



COMMUNITY PLAN BOUNDARY



ISSUE: HOME SIZE

COMMUNITY CHARACTER AND LAND USE

Slide 29

The size of homes is seen as a potential threat to the area's semi-rural community character.

Question:

How should the community plan address home size?



ISSUE: HOME SIZE

COMMUNITY CHARACTER AND LAND USE

Slide 30

Background

- Home size regulated through the development review process
 - FAR standards for conventionally zoned districts
 - Design Review for planned districts
 - Single-Family Residential Design Guidelines



ISSUE: HOME SIZE

COMMUNITY CHARACTER AND LAND USE

Option 1: No Change

- Maintain existing procedures and continue to rely on the design review process with additional guidance provided by the Single Family Residential Design Guidelines, where applicable. No additional standards to regulate home size would be included in the community plan.



ISSUE: HOME SIZE

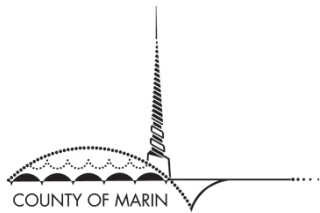
COMMUNITY CHARACTER AND LAND USE

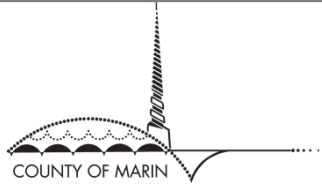
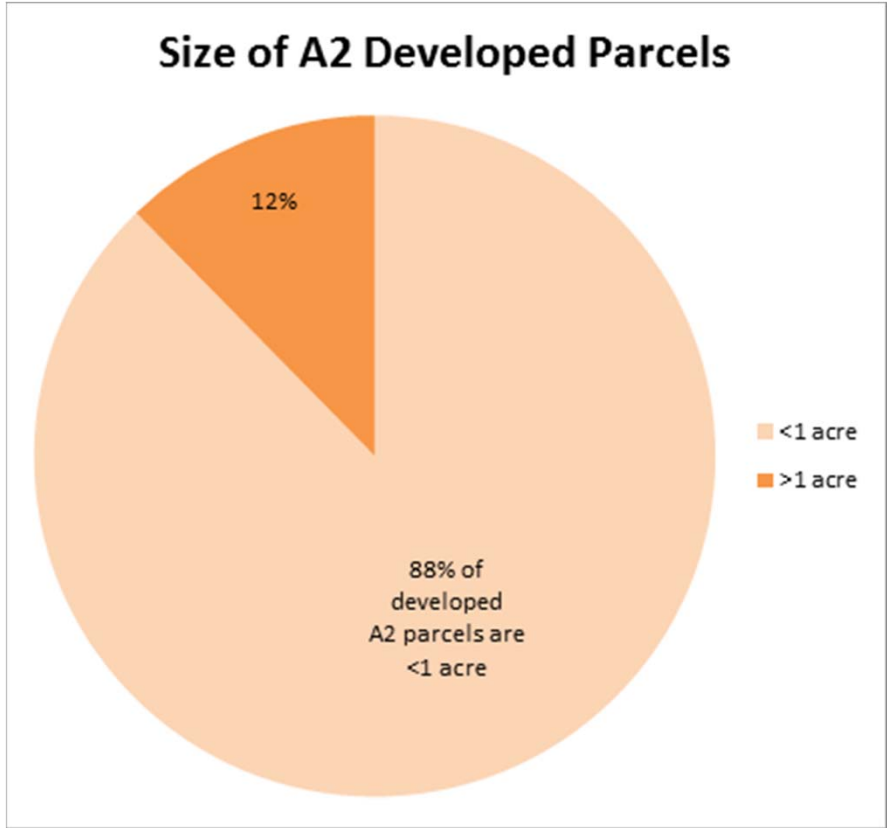
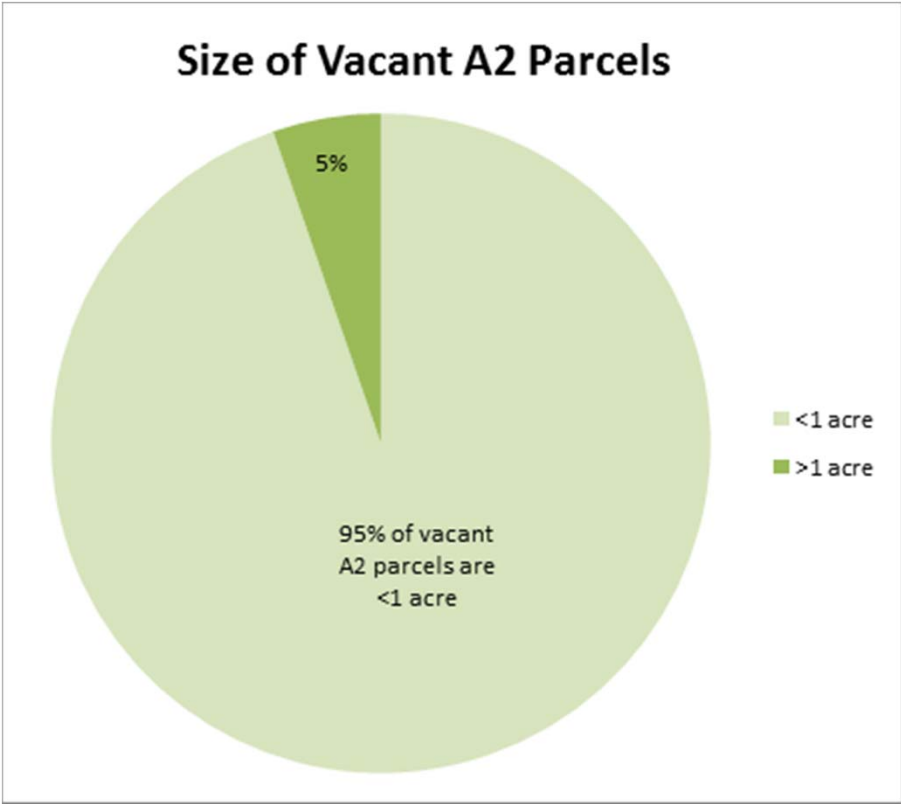
Slide 32

Option 2: Advisory Committee Recommendation Based on Median FAR.

The floor area ratio of the proposed development shall not exceed the median floor area ratio within 600 feet of the surrounding neighborhood by 10%. Proposed development may exceed this standard through the Design Review process and upon determination by the Director, and in consultation with the community, that the proposed development meets all of the criteria below:

1. Maintains adequate setbacks from property lines and surrounding development.
2. Is located on a parcel which is large enough to accommodate the floor area while maintaining consistency with the surrounding built environment with respect to height, mass and bulk.
3. Is adequately screened by existing and proposed vegetation;
4. Is adequately screened by the topography of the property or of surrounding properties
5. Would not significantly limit or reduce sun and light exposure to adjacent properties.





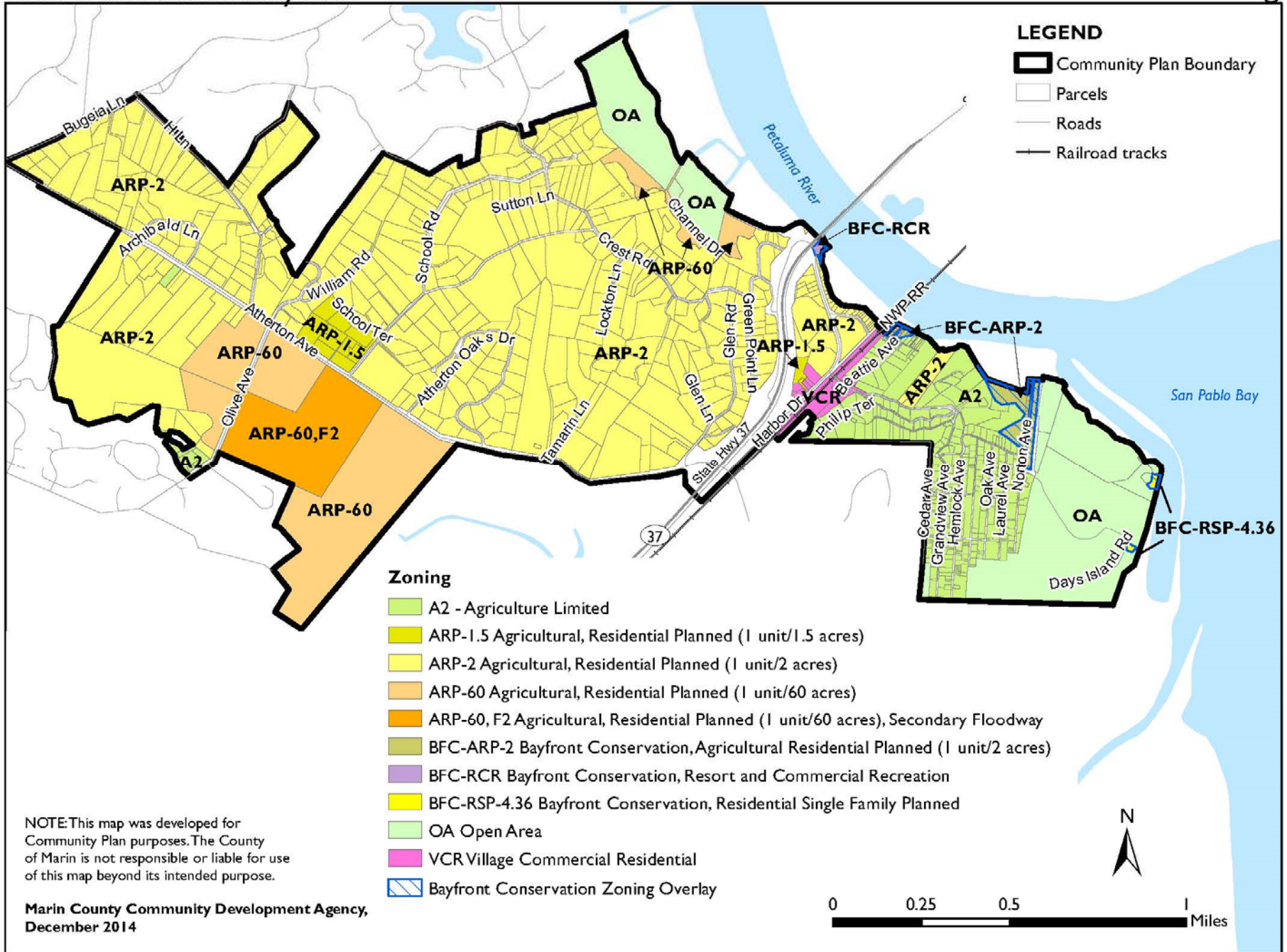
ISSUE: SETBACKS

COMMUNITY CHARACTER AND LAND USE

How should the issue of setbacks be addressed?

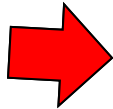
- Concern with buildings located too close to front property line
- SFRDG provides development should not be disharmonious with existing street setbacks
- Encourage varied setbacks on steep hillside properties





DEVELOPMENT CODE STANDARDS IN CONVENTIONAL ZONING DISTRICTS (NON-COASTAL)

Zoning District	Minimum Lot Area	Minimum Setbacks (feet)				Maximum Height (feet)		Maximum Floor Area Ratio (FAR)
		Front	Side	Corner Side	Rear	Main Building	Detached Accessory Structure	
R-1 (Residential, Single-Family)	7,500 ft ²	25	6	10	20% of lot depth/25 ft maximum	30	15	30%
R-2 (Residential, Two-Family)								
R-A (Residential, Agricultural)								
R-R (Residential, Restricted)								
R-E (Residential, Estate)								
A-2 (Agriculture, Limited)	2 acres							
A (Agriculture and Conservation)	3 acres to 60 acres	See Table 2-2 in Section 22.08.040 for minimum setbacks						5%
C-1 (Retail Business)	7,500 ft ² (Refer to Section 22.32.150)	0	6 feet adjacent to residential district, none otherwise	Not applicable	12 feet adjacent to residential district, none otherwise	30	15	Refer to CWP Land Use Designation and Section 22.32.150
H-1 (Limited Roadside Business)		30						
A-P (Administrative and Professional)		25	6 feet for 1-story bldg	10 ft for multi-story bldg or on street side	20			

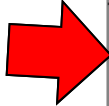


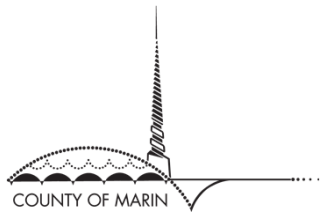
When combined with a B district, the development standards listed below will supersede the standards listed above.

Zoning District	Minimum Lot Area (square feet)	Minimum Setbacks (feet)				Maximum Height (feet)		Maximum Floor Area Ratio
		Front	Side	Corner Side	Rear	Main Bldg.*	Detached Structure	
B-1	6,000	25	5	10	20% of Lot Depth/ 25 maximum	30	15	30% (unless specified otherwise by the CWP and/or Community Plan)
B-2	10,000	25	10	10				
B-3	20,000	30	15	10				
B-4	1 acre		20	20				
B-5	2 acres							
B-6	3 acres							

DEVELOPMENT CODE STANDARDS IN PLANNED ZONING DISTRICTS (NON-COASTAL)

Zoning District	Density Requirements (dwelling units per acres)	Maximum Height		Development Standards	Applicable Code Sections
		Main	Detached		
RSP (Residential, Single-family Planned District)	0.05 = 1 unit/20 acres 0.10 = 1 unit/10 acres 0.20 = 1 unit/5 acres 0.25 = 1 unit/4 acres 0.5 = 1 unit/2 acres 1.0 = 1 unit/acre 2.0 = 2 units/acre	30 feet	15 feet	Determined by site constraints and implemented through discretionary review (Master Plan/Development Plan and/or Design Review/Use Permit)	Chapters 22.10, 22.16 and 22.44
RMP (Residential, Multiple-family Planned District)					Chapters 22.12, 22.16 and 22.44
RMPC (Residential/Commercial Multiple Planned District)					Chapters 22.08, 22.16 and 22.44
ARP (Agricultural, Residential Planned District)	2.0 = 1 unit/2 acres 10 = 1 unit/10 acres 30 = 1 unit/30 acres 60 = 1 unit/60 acres				Chapters 22.12, 22.16 and 22.44
CP (Planned Commercial District)	1 unit per 1,450 square feet of lot area				Chapters 22.12, 22.16 and 22.44, and Section 22.32.150
OP (Planned Office District)	Determined by site constraints and implemented through discretionary review (Master Plan/Development Plan and/or Design Review/Use Permit)			Chapters 22.12, 22.16 and 22.44	
IP (Industrial Planned District)					
RCR (Resort and Commercial Recreation District)					
RF (Floating Home Marina District)	10 vessels per acre maximum density	16 feet	Not applicable	Refer to Section 22.32.075.B	Chapters 22.10, 22.32 and 22.46
RX (Residential, Mobile Home Park District)	Refer to Section 22.32.110 and Chapters 22.10, 22.16 and 22.44				





ISSUE: SETBACKS

COMMUNITY CHARACTER AND LAND USE

Proposed policy:

- **CC-3: Require Minimum Setbacks.** In circumstances where the required setbacks are waived for substandard and hillside building sites in the A2 zoning district, setbacks should be consistent with the surrounding neighborhood. Setbacks in planned districts, such as the ARP zoning district, should be the same as the analogous conventional residential zoning district, where feasible. Setback requirements may be modified—increased or decreased—through the Design Review process if it is found that preservation of environmental features on site or impacts of the building off-site require such modification, or to accommodate required on-site parking.

ISSUE : VILLAGE CENTER LAND USE

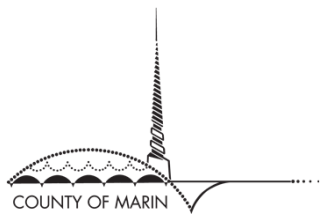
COMMUNITY CHARACTER AND LAND USE

Slide 39

What uses would you like to see encouraged in the Village Center area?

- Zoned Village Commercial Residential (VCR)
- Septic, parking, and environmental constraints





ISSUE : VILLAGE CENTER LAND USE

COMMUNITY CHARACTER AND LAND USE

Proposed policy:

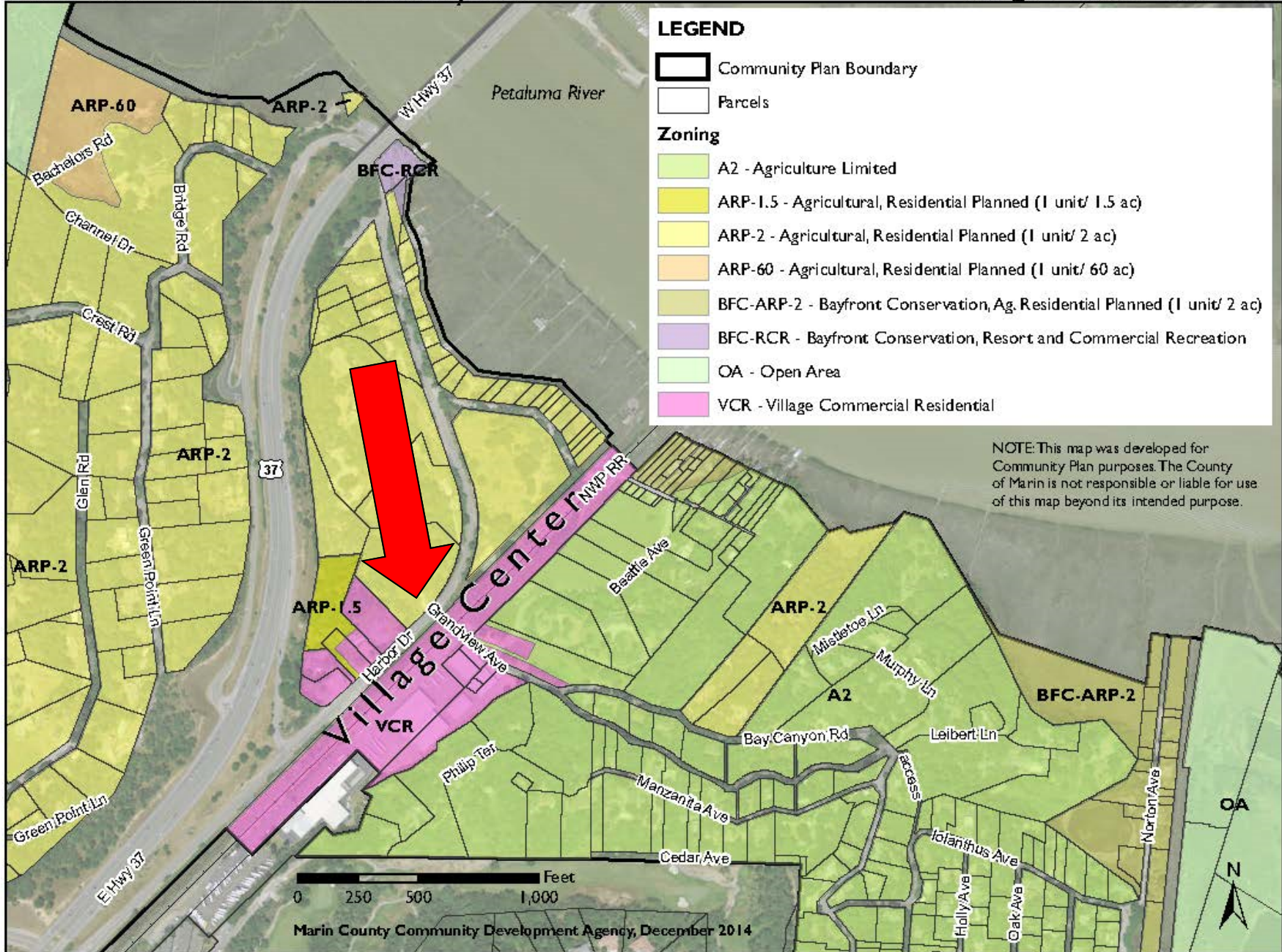
CC-4: The Village Center Zoning. Retain the existing Village Commercial/Residential District (VCR) zoning to maintain the community's existing small-scale, historical character. While a variety of uses are allowed under the zoning, the following types of uses are encouraged, such as:

- Plant nurseries;
- Small child day-care/small family day-care homes;
- Theaters and meeting halls (for a community center)
- Residential; and
- Grocery stores and restaurants (including cafes); second hand stores; antique retail stores; studios for art, dance, music, photography, etc.

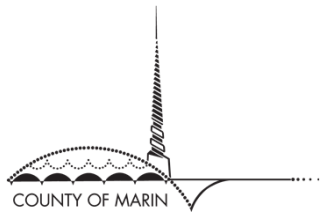
While the above uses are encouraged, all uses allowed under the VCR zoning are permitted subject to compliance with the Development Code. Formula or "chain store" operations that are inconsistent with the village character and scale of the surrounding community are discouraged

Black Point - Green Point Community Plan

Village Center Land Use



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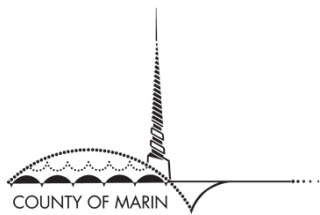
QUESTIONS?

A large graphic on a gold background. It features a stylized mountain range with a central peak and a horizontal line below it. The text "COUNTY OF MARIN" is written in a sans-serif font below the graphic.

COUNTY OF MARIN

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SMALL GROUP DISCUSSION



COUNTY OF MARIN

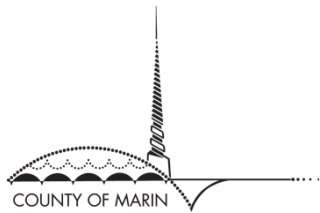
Slide 44

SMALL GROUP DISCUSSION – GROUND RULES

- Treat each other with respect
- Listen to learn
- Everyone participates; no one dominates
- There are no “stupid” questions or ideas



Slide 45

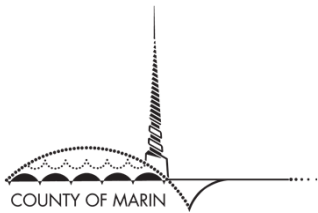


SMALL GROUP DISCUSSION

Questions:

- What are the differences between Black Point and Green Point?
 - How should the community plan address these neighborhoods?
 - How should the community plan address home size?
 - How should the community plan address setbacks?
 - What uses would you like to see the community plan encourage in the Village Center Area?
 - Other comments or questions
-

Slide 46

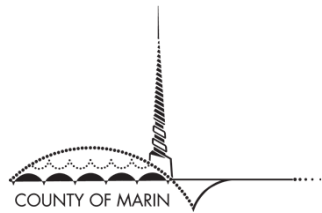


NEXT STEPS

- Review input & feedback
 - Open Marin (openmarin.org/blackpoint)
 - Additional outreach and meetings
 - Stay informed – subscribe to email list
 - Revise Working Draft prior to Planning Commission Hearings
 - Conduct Planning Commission and Board of Supervisor hearings (summer)
 - Adoption by Board (summer/fall)
-

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www.marincounty.org/blackpoint

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THANK YOU

Marincounty.org/Blackpoint



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