

BLACK POINT COMMUNITY PLAN UPDATE ADVISORY COMMITTEE

Thursday, September 19, 2013
6:00 – 8:00 PM

Novato Atherton Fire Department Training Room
450 Atherton Ave
Novato, CA 94945

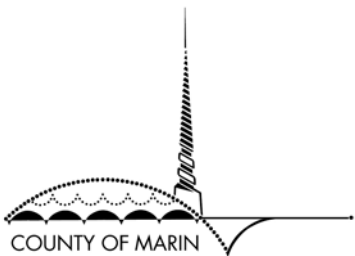
AGENDA

- 1. Review and accept summary minutes from August 15, 2013 5 minutes
- 2. Public Open Time..... 5 minutes
- 3. Continued Discussion of Preliminary Issues 60 minutes
- 4. Recap of Community Meeting #1 30 minutes
- 5. Preliminary Draft Outline 10 minutes
- 6. Next Steps 5 minutes
 - a. Next meeting (October 11, 2013)
 - b. Future agenda items
- 7. Adjournment..... 5 minutes



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For additional information please contact Kristin Drumm at (415) 473-6290 or kdrumm@marincounty.org.
Visit the Black Point Community Plan Update website at <http://www.marincounty.org/blackpoint>



**BLACK POINT COMMUNITY PLAN UPDATE ADVISORY COMMITTEE
Meeting Minutes**

Thursday, August 15, 2013
6:00 – 8:00 PM

Novato Redwood Fire Department Training Room
7025 Redwood Blvd
Novato, CA 94945

Members Present

Michael Barber
Hank Barner

Rob Jaret
Bill Richards
Susanna Mahoney

Staff

Kristin Drumm, Senior Planner
Alisa Stevenson, Assistant Planner

The meeting commenced at 6:05 P.M.

1. Minutes.

The Advisory Committee unanimously accepted the minutes from July 18, 2013.
(Barber absent).

2. Public Open Time.

None.

3. Continued Discussion of Preliminary Issues.

The Committee suggested using Floor Area Ratios (FAR) to limit home size in the community as a means to protect community character, using an average of the FAR from a number of properties within the vicinity of the subject property as a basis for comparison. Development exceeding this average FAR would be required to provide additional information to explain why it is necessary to exceed the average.

It was agreed the existing zoning of the Village Center should be retained to allow for a balance of local and visitor-serving commercial development. Any new commercial development should be sensitive to the small nature of the existing properties and the area's sensitive environment.

Other issues discussed included equestrian trails, the San Francisco Bay Trail, legal nonconforming lots, and affordable housing.

4. Discuss Community Meeting #1.

Staff discussed the format of the upcoming community meeting on August 28, 2013, and the roles of the facilitators. The County will be conducting a facilitator training session on Monday, August 26, 2013 from 5:30 – 7:00 pm at the Friends of Marin Center Conference Room. Residents interested in assisting with facilitation duties are encouraged to attend.

5. Proposed Draft Outline

This item was not discussed.

6. Next Steps

The next meeting is Thursday, September 19, 2013 at 6:00 pm.

7. Adjournment

The meeting was adjourned at 8:00 pm.

DRAFT BLACK POINT PRELIMINARY ISSUES SUMMARY
(Revised from April 15, 2013)

The following issues have been refined based on initial input from the Advisory Committee. However, these are preliminary issues. Additional issues that may surface as the update process unfolds and will be considered, as necessary.

ISSUE	POTENTIAL STRATEGY	COMMENTS
Biological Resources		
1. Baylands Corridor. Should the Baylands Corridor be extended?		What locations should be included? Review mapping criteria to determine if appropriate and consistent to modify the Baylands Corridor boundary.
2. Wildlife Corridors. Preserve and Protect Wildlife Corridors. The presence of wildlife helps to define the semi-rural character of the community and the corridors add to the openness of the area.	<ul style="list-style-type: none"> a. New development and redevelopment application review should include assessment of negative impacts to wildlife corridors. The plans should attempt to avoid negative impacts to corridors. If negative impacts cannot be avoided, then conditions of approval should contain mitigation for the impacts. Examples would include the side of development area, location of the development are with respect to the corridors, restriction on the amount and location of fencing permitted and provision for alternative corridors (Restrictions of the Renaissance Estates at Stone Tree might serve as a model). b. Keep the corridors from brush and undergrowth. Native plants, trees and shrubs should be encouraged. c. Keep the corridors as wild as possible, given the restraints of development. While literature indicates a minimum of 1,000 feet, such widths in many parts of Black Point are unrealistic. Observation indicated that wildlife in our community use corridors of smaller widths, especially for short distances between habitats. d. Minimize, if possible, the use of land adjacent to the corridor to lessen human impacts. e. Prevent, to the degree possible, light pollution into the corridors. f. Pesticides and other chemicals should be avoided in and near the 	Recommendations obtained from the Draft Wildlife Corridors paper for the Black Point Community Plan (prepared by the BPIC), dated 11/11/2010

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ISSUE	POTENTIAL STRATEGY	COMMENTS
	corridors. g. Sponsor educational programs concerning wildlife corridors. h. Identify and map locations of wildlife corridors suggestion)	
Environmental Hazards		
1. Fire Safety: Address emergency evacuation routes	a. Continue to work with the Novato Fire District to educate residents on fire safety and conduct regular evacuation drills. Other areas of Black Point/Green Point should develop evacuation plans and hold periodic drills, including Glenn Lane/road, School Road, and Crest Road. b. Designate emergency evacuation routes, such as Bay Canyon. Bay Canyon has two locked gates that must be opened in an emergency. Future development should seek to minimize this problem. c. Ensure designated evacuation routes are maintained and kept clear d. In the Gridiron area, require new development to provide roadside pullouts or wider road sections, where feasible, to allow additional room for emergency vehicles to pass or turn around. [Should this be applied to the entire planning area?] e. Work with FIRESAFE Marin and the Novato Fire Department to seek funding for additional “Chipper Days” to remove fuels from the defensible space radius that surrounds homes and to clear vegetation back from access roads.	Recommendations from the Draft Fire and Safety working paper for the Black Point Community Plan (prepared by the BPIC), dated 3/20/2013
2. Flooding. Address Flooding	a. Continue to follow the Draft Novato Watershed Program, as part of the Marin County Watershed Program, to identify opportunities to integrate flood protection goals with creek and watershed restoration elements.	Consult with Marin County Department of Public Works on the progress of this program. http://marinwatersheds.org/novato_creek.html
3. Sea Level Rise. Address Sea Level Rise	a. Acknowledge the threat of sea level rise and support appropriate responses while recognizing that sea level rise is a global rather than purely local issue. The impacts of sea level rise will vary according to local factors, such as shoreline characteristics, land movement, and local wind patterns. Policy approaches to be examined should include options	

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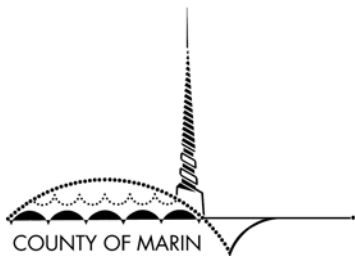
ISSUE	POTENTIAL STRATEGY	COMMENTS
	such as relocating existing or planned infrastructure to safer locations, in conjunctions with entities such as Caltrans, and changing siting and design standards for new private development.	
Community Design		
1. Home size. Need additional guidance on home size.	a. Consider establishing Floor Area Ratio (FAR) in the ARP zoned areas.	<p>Recommendation from the Draft Zoning paper for the Black Point Community Plan (prepared by the BPIC), dated 7/15/2010</p> <p>The paper suggests “a lower FAR should be used for the A zoning, such as 0.1. The use of an FAR of .05 for parcels zoned A3 or larger would not be fair and could not be recommended.”</p> <ul style="list-style-type: none"> ➤ Review the Single Family Residential Design Guidelines and refine if needed.
2. Setbacks. Need more consistency in addressing setbacks	a. Consider minimum setbacks. The minimum requirements could be expanded to reflect the pattern of setbacks in the immediate neighborhood	<p>Recommendation from the Draft Zoning paper for the Black Point Community Plan (prepared by the BPIC), dated 7/15/2010</p> <ul style="list-style-type: none"> ➤ Review the Single Family Residential Design Guidelines and refine if needed
3. View Corridors. Address view corridors	a. Work with community groups to identify, map, and protect important view corridors. Establish design standards for development in these areas as part of the design review requirements and individual community plans.	The Marin Countywide Plan Program DES-4.a suggests considering viewshed and view corridor protection in community plans.
4. Light Pollution (“Dark Skies”). Retain the dark sky and limit light pollution.	<p>a. Light pollution should be held to a minimum for new development and remodels.</p> <p>b. Outdoor lighting for residential areas should be limited for safety purposes only.</p> <p>c. Outdoor lighting fixtures should be designed to produce downward lighting and to prevent glow, glare and trespass.</p> <p>d. Outdoor decorative lighting, such as flood lights, are not appropriate and are prohibited.</p> <p>e. Lighting for commercial areas should also be designed to prevent flow, glare, and trespass. It should be designed to meet the needs of the</p>	<p>Recommendations here are from the Draft Control of Light Pollution paper for the Black Point Community Plan (prepared by the BPIC).</p> <ul style="list-style-type: none"> ➤ Fairfax has a light pollution ordinance that may serve as a model. Further research is needed. ➤ Review the Single Family Residential Design Guidelines and refine if needed

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ISSUE	POTENTIAL STRATEGY	COMMENTS
	<p>commercial area without accenting the built environment and creating visual clutter. The lighting should also be designed to be reduced when the area is not being used, such as in the middle of the night.</p> <p>f. Street lights should be used for safety purposes only, such as at busy intersections. Those lights should be designed to direct the light downward to reduce glow, glare, and trespass.</p> <p>g. Outdoor lighting with motion sensors and automatic dimmers are encouraged.</p> <p>h. Use of exterior lighting should avoid interference with bedroom windows of neighborhood properties.</p> <p>i. Lighting for walkways, gardens, and paths should be for safety purposes only and should be downward and limited to heights of less than 8 feet, lower heights being encouraged.</p> <p>j. Use of bollard or fixtures mounted on short posts are encouraged.</p>	
Community Development		
<p>1. The Village Center Area. Shall the Village Center Area be retained for local resident serving commercial development?</p>		<p>Shall the Village Center area be retained for local resident-serving commercial development? This area includes properties owned by the Kelleher Lumber Company, Northwestern Pacific Railroad, and the deli/liquor shop. The area is zoned VCR (Village Commercial Residential).</p> <p>The Kelleher Lumber Company parcels consists of parcels 157-091-02, 06, 08, 38 & 39. These parcels are zoned VCR.</p> <p>The Northwestern Pacific Railroad owns the largest parcel, 157-091-29, which is zoned VCR.</p> <p>The deli/liquor shop is parcel 157-031-12. Parcel 157-031-04 is vacant. Other VCR parcels include 157-031-02 (developed) and 157-031-06 (portion zoned VCR is developed).</p>
<p>2. Affordable Housing</p>	<p>a. Acknowledge how second units serve as an important source of affordable housing for the community.</p>	<p>Consistent with Government Code Section 65852.2, second units are allowed in all residential zoning districts as a permitted use subject to non-</p>

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		discretionary review. As a matter of policy, the County encourages second unit development as a valuable infill and intensification strategy.
3. Non-conforming lots. Many lots in the Gridiron are non-conforming. Need guidance on neighborhood consistency.		Source: Black Point Improvement Club letter to the Marin County Community Development Agency, dated 9/1/2013. Review existing plan policies for adequacy.
Transportation		
1. Roads	a. Roads should not be widened (except for safety improvements) in order to maintain the community's rural character. b. Provide information and increase awareness to property owners that many of the roads in the community are not publicly maintained; remind property owners of the need to maintain their portion of the road easements.	Provide a map of the county maintained roads.
2. Paper streets	a. Retain paper streets even if they are not likely to serve as the sole or primary access to property, developed or undeveloped.	Recommendation from the Draft Paper Streets paper for the Black Point Community Plan (prepared by the BPIC), dated 11/4/2010
3. Bicycle and Pedestrian Trails		The County of Marin is planning to construct Class II bike lanes on Olive Avenue between the City limits and Atherton Avenue.; this project is currently in the design phase, with construction anticipated for 2014/15.
4. Equestrian Trails	1. Maintain existing equestrian trails.	Should these be mapped?
5. The San Francisco Bay Trail		A future route of the San Francisco Bay Trail is proposed to follow along the railroad tracks. An on street, existing, unimproved Bay Trail is shown along Highway 37 (there are no bike lanes or sidewalks).
Public Facilities and Services		
1. Sanitation	Need more monitoring and maintenance. Acknowledge that it is not economically feasible for most properties to hook up to a public sewer system.	All properties are on individual septic systems. Marin County Development Code 18.06.100 requires a biennial inspection to assure the continued proper functioning of every individual disposal system.



Black Point Community Plan
Community Meeting #1 - August 28, 2013
Summary of Public Comments

The following is a summary of the input received from the brainstorming session at the August 28, 2013 Black Point community meeting. Feedback that was submitted via email, letter, or on Open Marin from those unable to attend the meeting in person has also been included in the summary. This summary does not represent the opinions of County staff, but rather public opinion based on feedback received.

Valued Attributes of the Black Point / Green Point Community

The community significantly values the rural character of the area, which is largely attributed to the natural scenic beauty, country feel, privacy provided by spacious separation between properties, quiet and peaceful atmosphere, as well as the abundance of and proximity to wildlife, natural vegetation, open space and water. Further complementing this setting is the presence of minimal outdoor lighting, low traffic volume, minimal fencing, low population and housing density, and a feeling of safety provided by the low crime rate. Residents also appreciate the freedom to keep, raise, and recreate with their animals outdoors.

The ability to live in a rural setting within close proximity to daily conveniences is considered a major benefit to those who live in the area. Residents enjoy easy access to outdoor recreation opportunities, including walking, hiking, bicycling, fishing, boating, picnicking, and horseback riding. They also appreciate having access to outdoor destinations such as Day Island, Deer Island, Petaluma River and the Black Point Boat Launch.

There is a strong sense of community created by the unity among neighbors, and a shared sense of ownership for preserving the existing character of the area. Residents appreciate that the community has remained unincorporated and separate from the City of Novato. There is an abundance of single-family homes, each with a unique character representing a diverse variety of home designs.

Important Issues That the Black Point Community Plan Should Address

Community Name and Boundaries

There is some interest among community members to clearly establish the Black Point Community boundaries for the Black Point Community Plan (BPCP), and the issue has been raised of whether "Black Point" is the most appropriate name for the community since it also encompasses Green Point and other surrounding neighborhoods.

Maintain Rural Character

A primary community concern is to maintain the rural character of the area by protecting wildlife, preventing light and noise pollution, and by preserving open space and the unique environmental characteristics of the community. Community members have suggested wildlife-friendly fencing and minimal outdoor lighting to preserve wildlife corridors and movement.

Safety and Emergency Preparedness

Community safety is a concern as it relates to traffic and road hazards (see "Road Improvements and Maintenance"), crime, and emergency preparedness for fire, flooding, and earthquakes. Residents would like to establish improved emergency evacuation plans including better evacuation routes, perhaps including use of existing fire roads, and have regular evacuation drills facilitated by the local fire department. There is concern about maintenance of defensible space and clearing of hazardous vegetation for fire prevention, and residents would like to mandate seasonal clean-up of hazardous debris.

While some residents feel that the community is safe and has relatively little crime, others have reported recent property crime in parts of the community such as burglaries. It has been suggested to consider installing security cameras for sheriff surveillance throughout the community.

Sudden Oak Death (S.O.D.)

Some residents expressed concern about Sudden Oak Death in the area. They would like property owners to be required to remove affected trees. If property owners with affected trees have a financial hardship preventing this, then they'd like to have a County assistance program in place to help them do so.

Road Improvements and Maintenance

Community members are concerned about maintenance of roads, both public and private. They would like the County to improve and better maintain their roads, and find a way to encourage property owners to maintain private roads. There is community support to keep Grandview Ave as the main thoroughfare through the community, retain existing road easements and keep paper streets closed.

There are concerns of dangers to pedestrians, cyclists and motorists on many roads in the area due to speeding, narrow roadways, lack of adequate bike/pedestrian lanes or shoulders, and lack of visibility around sharp corners. It has been suggested that speed limits be lowered on dangerous roads, shoulders be widened, and traffic calming improvements such as speed bumps added where appropriate. Much of the community would like to have bike/pedestrian lanes with proper signage along designated routes, in particular for designated Bike Route 50 along Harbor Drive.

Residential Development

Several residents would like to have guidelines for residential development to ensure that the size, design and location of new development does not conflict with the surrounding character of the neighborhood. They appreciate much of the diverse housing design found throughout the community, but would like to evolve to a more consistent look and feel among homes. Regarding existing homes, they would like to see improved maintenance of older degraded homes in the area. It was also suggested that there should be specific restrictions for development on hillsides and the Bay Plain marshland, related to concerns of geologic stability. Community members further expressed interest in maintaining the rural zoning and existing density of housing and population as much as feasible, and in finding a way to minimize future growth and development.

Parks and Recreation

There is interest in developing a new community park and further development of the Black Point Boat Launch, specifically with the addition of a playground. Some residents would like to see more off-road pedestrian paths for recreation and improved pedestrian access to open space areas. Along Bay Canyon Road, it was suggested to add signage to indicate the pedestrian route, and to improve access at the gate connecting to Grandview Ave.

Sewer Connection

There is community concern about the possibility of connecting to the public sewer system and being annexed into the City of Novato jurisdiction. Several community members expressed opposition to this and would like to remain an unincorporated community and unconnected from the sewer.

Commercial Development

Community members expressed interest in limiting future commercial development to the Village Center Area along Harbor Drive. They would like future businesses to be more functional for local residents, but remain small-scale, community-oriented, local-serving, and designed for consistency with the character of the surrounding area. Suggestions for new businesses include an independent café or bakery.

Renewable Energy

Many community members would like to establish appropriate zoning and design guidelines for development of renewable energy facilities and structures, and expressed opposition to large-scale commercial renewable energy, such as "solar farms."

Changes to Existing Plan

Several community members commented that they would like the language regarding "seek regular transit" and "minimize road improvements" removed from the existing BPCP.

(Note: Key committee tasks indicated in blue text)

- I. Introduction
 - Purpose of community plan/relationship to Countywide Plan
 - Definition of planning area and neighborhoods
 - Community plan process/participation
 - Community goals

- II. Background
 - History
 - Community setting
 - Demographics (trends and their implications)

- III. Biological Resources
 - Wildlife Corridors

- IV. Environmental Hazards
 - Fire (emergency evacuation routes and fire safety)
 - Flooding (description and current status of flood control program, new FEMA maps and BFE changes, County participation in NFIP-CRC program, etc)
 - *Consider design or height issues associated with bringing development into compliance with revised BFE*
 - Sea level rise (current SLR projections and regional policy context)
 - *Identify vulnerable areas, infrastructure and resources and consider local implications for land use and development siting*

- V. Community Design/Community Character
 - Home size
 - *Consider floor area limits for residential development*
 - Building design
 - *Review Single Family and Multi-family Design Guidelines, refine if needed*
 - *Develop setback recommendations*
 - Light Pollution (Dark skies)
 - *Consider guidelines for reducing light pollution*
 -

- VI. Community Development
 - Key development sites: The Village Center
 - Affordable Housing (second units)

- VII. Transportation
 - Roads
 - Paper Streets
 - Bicycle and Pedestrian Facilities and Trails
 - Equestrian Trails

- *Existing and potential trail connections*
- The San Francisco Bay Trail
- Transit services
 - *Transit improvements desired by community*

VI. Public Facilities and Services

- Sanitation (discussion for information purposes)

VI. Guide to Related Plans, Programs and Resources

VI. Implementation