

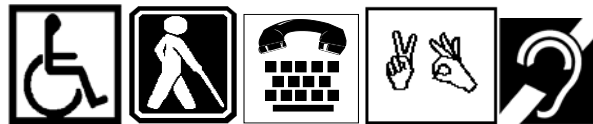
BLACK POINT COMMUNITY PLAN UPDATE ADVISORY COMMITTEE

****NOTE NEW MEETING LOCATION****

Thursday, June 20, 2013
6:00 – 8:00 PM
Marin County Civic Center, Community Development Agency
3501 Civic Center Drive, Room 308
San Rafael, CA 94903

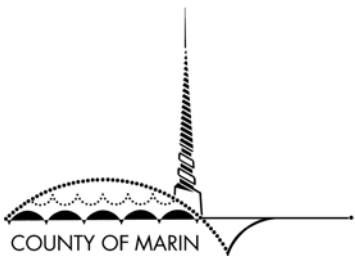
AGENDA

- 1. Review and accept summary minutes from May 16, 2013..... 5 minutes
- 2. Public Open Time..... 5 minutes
- 3. Review of Existing Black Point Community Plan Objectives 20 minutes
- 4. Review of Community Plan Frequently Asked Questions 10 minutes
- 5. Review of Draft Neighborhood Map..... 10 minutes
- 6. Discussion of Preliminary Issues 50 minutes
Continued discussion of the preliminary issues, including the Baylands Corridor.
- 7. Discuss Community Meeting #1 10 minutes
- 8. Next Steps 5 minutes
 - a. Next meeting (July 20, 2013)
 - b. Future agenda items
- 9. Adjournment..... 5 minutes



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.

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 GOALS

JUNE 20, 2013

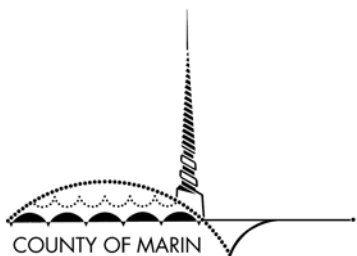
1. Continue to maintain Black Point as an independent, identifiable, and semi- rural residential community in unincorporated Marin County.
2. Continue to preserve the natural attributes and features ~~which are located~~ within and ~~that surround~~ around the Black Point community and which together contribute ~~much~~ to the community's character.
3. Seek ~~minimal~~ only those improvements within the Black Point area ~~which would~~ that further enhance the community's quality of life and safety ~~with the community.~~

Or

Maintain the community's quality of life by ensuring improvements serve to enhance community safety and do not detract from the semi-rural characteristics of the area

4. Maintain orderly and managed growth in the Black Point community, as well as the surrounding unincorporated and incorporated areas, that tend to influence the character of the Black Point community.
- ~~5. Seek to remove the Black Point community from the County's City-Centered Corridor and have it included in the newly formed (in the 2007 Countywide Plan) Baylands Corridor.~~

(This proposed goal has been removed and is being addressed as an issue.)



Community Plan Update Frequently Asked Questions

1. What is a community plan?

A community plan sets forth goals, objectives, policies, and programs to address specific issues related to a particular community. Community Plans are considered part of the Marin Countywide Plan and must be consistent with it.

2. What is the relationship of the community plan to the countywide plan

The Countywide Plan provides the overall policy framework and direction for the unincorporated areas of Marin County. Community plans provide more specific direction and refine issues that are unique to that specific community.

3. Why are the community plans being updated?

The Marin Countywide Plan was recently updated in 2007. Many of the community plans date from the early 1970's (Black Point and Muir Beach) while others were prepared and adopted in the mid 1980's and 90s. Even the most recent community plan is almost ten years old (Indian Valley, 2003). The Countywide Plan recognizes that existing community plans may need to be updated, both to bring them into consistency with the policies and programs of the Countywide Plan as well as to refine implementation of specific Countywide Plan policies or programs at a more local level.

In addition to ensuring consistency with the Countywide Plan, work on community plans may be needed for other reasons.

- Community plans may contain outdated information (such as population and land use statistics) or include land use recommendations (such as rezonings and infrastructure improvements) that have been implemented and are no longer relevant.
- Community plans commonly contain policies that have been duplicated or superseded by similar policies or guidelines in more recently adopted documents, such as the Marin Countywide Plan or the Marin County Single Family Residential Design Guidelines.
- New planning issues may have arisen in a community plan area that did not exist at the time the community plan was adopted.

4. What Community Plans are being updated?

The first phase includes an update of the Black Point Community Plan and a new community plan for Santa Venetia.

5. What is the update process?

Work for Black Point and Santa Venetia was initiated in early 2013; the entire update process is anticipated to take approximately 18 months with final approval by the Board of Supervisors in summer 2014. For more specific information on the timeline and schedules for each community, please visit the Community Plans website at http://www.co.marin.ca.us/depts/CD/Main/comdev/advance/CP_new.cfm.

Information on the Black Point update can found here: www.marincounty.org/BlackPoint.cfm

Public participation is an important component of the update process. Advisory committees for each community, comprised of community representatives, have been formed and are meeting regularly. In addition, several public community meetings are planned throughout the process, which will be followed by hearings with the Planning Commission and Board of Supervisors, so there are many opportunities for you to get involved and tell us what you think.

6. Why should you get involved?

The community plan is a blueprint that shapes present and future development in the community. It contains policies specific to the community that carry out the community's goals. Development projects in your neighborhood are reviewed against and must be consistent with the policies in the plan.

Being part of the planning and update process is a great way to learn more about your community and contribute your ideas to help shape its future.

7. How to get involved:

Join our email list to be notified of meetings and events by signing up here: https://public.govdelivery.com/accounts/CAMARIN/subscriber/new?topic_id=CAMARIN_189

Let us know your thoughts on the community plan through OpenMarin: <http://www.marincounty.org/openmarin>

8. Other sources of information:

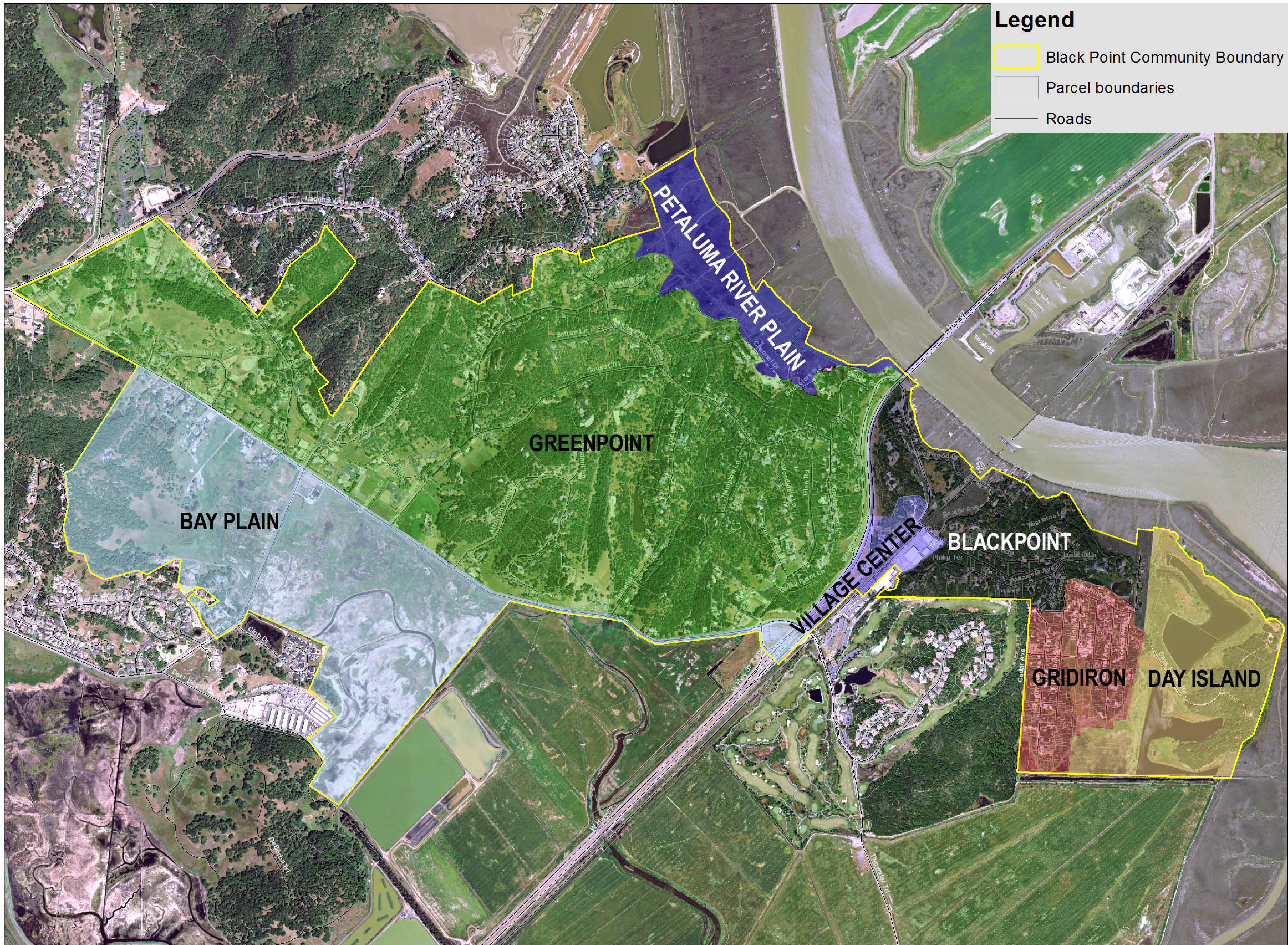
Marin Countywide Plan: www.future-marin.org

Existing Community Plans: <http://www.co.marin.ca.us/depts/CD/Main/comdev/advance/CP.cfm>

9. Contact information:

Black Point Community Plan Update
Kristin Drumm, Senior Planner
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(415) 473-6290

Santa Venetia Community Plan
Christine Gimmler, Senior Planner
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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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	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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	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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	<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.