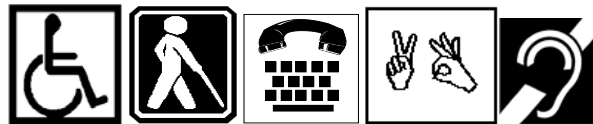


BLACK POINT COMMUNITY PLAN UPDATE ADVISORY COMMITTEE

Thursday, July 18, 2013
6:00 – 8:00 PM
Novato Atherton Fire Department Training Room
450 Atherton Avenue
Novato, CA 94945

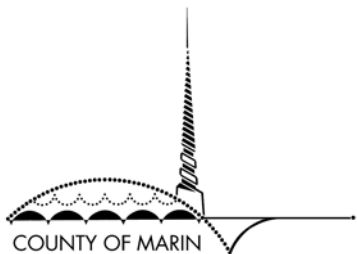
AGENDA

1. Review and accept summary minutes from June 20, 2013..... 5 minutes
2. Public Open Time..... 5 minutes
3. Review of Existing Black Point Community Plan Objectives 10 minutes
4. Review of Draft Neighborhood Map..... 10 minutes
5. Continued Discussion of Preliminary Issues 60 minutes
6. Discuss Community Meeting #1 10 minutes
7. Preliminary Draft Outline 10 minutes
8. Next Steps 5 minutes
 - a. Next meeting (August 18, 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 UPDATE ADVISORY COMMITTEE
Meeting Minutes**

Thursday, June 20, 2013
Marin County Community Development Agency, Room 308
3501 Civic Center Drive
San Rafael, 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 6:00 P.M.

1. Minutes.

The Advisory Committee unanimously accepted the minutes from May 16, 2013.

2. Public Open Time.

None.

3. Review of Existing Black Point Community Plan Goals.

The Advisory Committee reviewed the draft goals and suggested further modifications to Goals 3 and 4. Staff will revise accordingly and bring back to the next meeting for additional review.

4. Review of Community Plan Frequently Asked Questions.

The Advisory Committee reviewed the draft of the Frequently Asked Questions and suggested making certain components stand out, add hyperlinks, and include a real world scenario or an example to show how the Community Plan policies may apply.

5. Review of the Draft Neighborhood Map.

The Advisory Committee discussed the proposed Neighborhood Map. It was suggested the map should be revised to include a title in the legend, add a name to indicate the Atherton Corridor area, and remove the neighborhood boundaries while maintaining the neighborhood names. Staff indicated the revised community plan would include text describing the purpose of the map and the different neighborhoods. The Advisory Committee further commented that while there are areas located within the Black Point community that are inside the Novato City Limit lines and, thus, are not subject to the community plan policies, these areas are still considered part of the Black Point and Green

Point communities and the map should reflect this. Staff agreed and will work with the Committee to bring back a revised map for further review.

6. Discussion of Preliminary Issues.

The Advisory Committee reviewed the Preliminary Issues document. It was agreed that the Baylands Corridor should not be expanded to include the entire community plan area. With regards to wildlife corridors, the Committee suggested more education is needed to inform residents on best practices to protect and enhance habitat connectivity and biodiversity, and that existing standards are not strict enough. Staff will draft a general policy to address wildlife corridors and bring back at the next meeting for review. In terms of environmental hazards, the updated community plan will address the topics of fire safety, flooding, and sea level rise. Flooding is an issue in terms of access impacts on infrastructure. The issue of home size and the protection of community character were also discussed. Comments were made that the existing Single Family Residential Guidelines need to be applied more consistently and should not be optional. The Committee will select from the existing Guidelines those that best address their concerns for Black Point, and bring back to the next meeting for further discussion. There is some concern that efforts to streamline the development review public noticing process may result in some projects not receiving adequate community input.

7. Discuss Community Meeting #1.

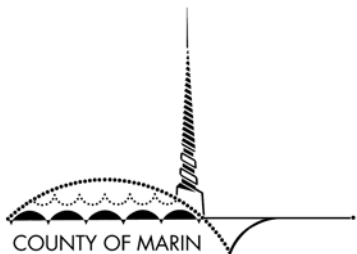
The Advisory Committee confirmed that a meeting date during the last week of August would be acceptable. Staff will contact local venues to determine availability and will finalize a meeting date and location.

8. Next Steps

The next meeting is Thursday, July 18, 2013 at 6:00 pm.

9. Adjournment

The meeting was adjourned at 8:00 pm.



BLACK POINT COMMUNITY PLAN GOALS

JULY 18, 2013

1. Continue to maintain Black Point as an independent, identifiable, and semi-rural community in unincorporated Marin County.
2. Continue to preserve the natural attributes and features within and around the Black Point community which together contribute to the community's character.
3. Maintain the community's quality of life by ensuring that infrastructure improvements serve to enhance community safety and do not detract from the semi-rural characteristics of the area
4. Maintain orderly and managed growth and redevelopment 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.

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

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

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	

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

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

(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

VII. Implementation