

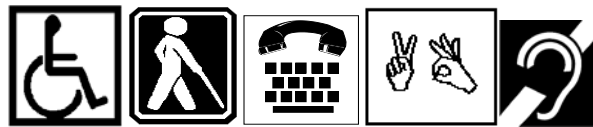
BLACK POINT COMMUNITY PLAN UPDATE ADVISORY COMMITTEE

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

Thursday, August 15, 2013
6:00 – 8:00 PM
Novato Redwood Fire Department Training Room
7025 Redwood Blvd
Novato, CA 94945

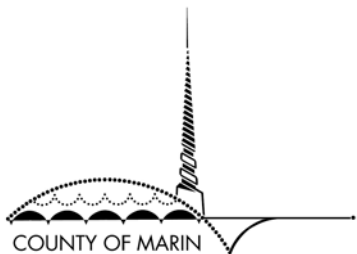
AGENDA

- 1. Review and accept summary minutes from July 18, 2013 5 minutes
- 2. Public Open Time..... 5 minutes
- 3. Continued Discussion of Preliminary Issues 60 minutes
- 4. Discuss Community Meeting #1 on August 28th 30 minutes
- 5. Preliminary Draft Outline 10 minutes
- 6. Next Steps 5 minutes
 - a. Next meeting (September 19, 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, July 18, 2013
6:00 – 8:00 PM
Novato Atherton Fire Department Training Room
450 Atherton Avenue
Novato, CA 94945

Members Present

Michael Barber
Hank Barner
Rob Jaret
Bill Richards
Susanna Mahoney

Staff

Jack Liebster, Planning Manager
Kristin Drumm, Senior Planner
Alisa Stevenson, Assistant Planner

The meeting commenced at 6:15 P.M.

1. Minutes.

The Advisory Committee unanimously accepted the minutes from June 20, 2013.
(Jaret and Barber absent).

2. Public Open Time.

None.

3. Review of Existing Black Point Community Plan Goals.

The Advisory Committee accepted the proposed goals with a suggested modification.
(Jaret and Barber absent).

4. Review of the Draft Neighborhood Map.

The Advisory Committee accepted the Draft Neighborhood Map.
(Jaret absent)

5. Continued Discussion of Preliminary Issues.

The Advisory Committee reviewed the Preliminary Issues document. Staff confirmed that the Committee agreed not to modify the Baylands Corridor. Other issues discussed included wildlife corridors, how to address community character issues associated with home size, setbacks and light pollution, affordable housing, non-conforming lots, and the Village Center area.

6. Discuss Community Meeting #1.

The first Community Meeting is set for Wednesday, August 28, 2013 at the Hill Community Room from 6:30 – 8:00 pm. Staff briefly discussed the proposed format of the meeting and provided the Committee with copies of the “Save the Date” postcard that was mailed to all property owners and residents within the community, as well as those outside the Black Point community plan boundary.

7. Proposed Draft Outline

This item was not discussed.

8. Next Steps

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

9. Adjournment

The meeting was adjourned at 8:30 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

DRAFT BLACK POINT PRELIMINARY ISSUES SUMMARY
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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	

DRAFT BLACK POINT PRELIMINARY ISSUES SUMMARY
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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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ISSUE	POTENTIAL STRATEGY	COMMENTS
		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.

(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