

BLACK POINT COMMUNITY PLAN UPDATE ADVISORY COMMITTEE

Thursday, January 16, 2014
6:00 – 8:00 PM
Novato Atherton Fire Department Training Room
450 Atherton Avenue
Novato, CA 94945

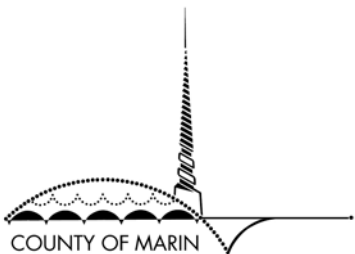
AGENDA

1. Review and accept summary minutes from November 19, 2013 5 minutes
2. Public Open Time..... 5 minutes
3. Continued Discussion of Preliminary Strategies 75 minutes
4. Review of Draft Timeline 25 minutes
5. Next Steps 5 minutes
 - a. Next meeting (January 16, 2014)
 - b. Future agenda items
6. 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, December 19, 2013
6:00 – 8:00 PM

Marin County Community Development Agency, Suite 308
3501 Civic Center Drive, San Rafael, CA

Members Present

Michael Barber
Hank Barner
Rob Jaret
Susanna Mahoney

Staff

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

Guests

Eric Polson
Laraine Voitke

The meeting commenced at 6:05 P.M.

1. Minutes.

The minutes were accepted as corrected from November 19, 2013.

2. Public Open Time.

No public comment.

3. Discussion of Preliminary Strategies to Address Issues.

The Committee continued discussing preliminary strategies. The Committee suggested adding the following standard to the community plan to provide guidance regarding building size:

“The total building area shall be no more than 10 percent greater than the median building area of homes in the surrounding neighborhood, which includes, at a minimum, all properties located within the range of properties that are sent public notices pursuant to 22.118.020 (Notice of Hearing or Administrative Action).”

It was also suggested to include a statement similar to 22.02.020(f) in the Development Code regarding conflicting requirements:

“If conflicts occur between requirements of this Development Code, or between this Development Code and a Community Plan or other regulations of the County where a discretionary permit is applicable, the most restrictive provision shall apply.”

Similarly, the following statement from the Marin Countywide Plan should also be included:

“Where there are differences in the level of specificity between a policy in the Community Plan and a policy in the Countywide Plan, the document with the more specific provision shall prevail.”

The Committee reviewed a summary of the Single Family Residential Design Guidelines (SFRDG). It was suggested the community plan include information and guidance on the following topics from the SFRDG as follows:

The Site Design Process

- The seven bullets describing elements that new residential development should include
- Tree/vegetation removal
- Drainage
- Grading
- Road access (including background on existing conditions in the community and a list of non-county-maintained roads)

Building Envelopes and Relationships Between Properties and Streets

- Building setbacks and stepbacks

Neighborhood Compatibility

- Street setbacks
- Hillside street setbacks (noting that minimum setbacks are preferred although not required by the design guidelines)
- Hillside interior setbacks (including the considering of views from neighboring properties)
- Garages
- Parking areas (consider requiring more off street parking and to encourage residents to use garages for parking and not just storage)
- Window location and size
- Fences and retaining walls (discussed in conjunction with wildlife corridors; include reference to fence guidelines. Fences should be staggered and may inhibit crime prevention strategies)
- Privacy
- Mechanical equipment
- Exterior lighting (discussed in conjunction with the “dark sky” concept)

4. Review of Draft Timeline.

This item was not discussed.

5. Next Steps

The next meeting is Thursday, January 16, 2013 at 6:00 pm, location to be determined.

Discussion will continue reviewing potential strategies, as well as discuss which noteworthy items to include on the historical timeline.

6. Adjournment

The meeting was adjourned at 8:00 pm.

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BLACK POINT SUMMARY OF ISSUES AND POTENTIAL STRATEGY OPTIONS
October 17, 2013

The following issues have been refined based on feedback from the Advisory Committee and comments obtained from the first community meeting conducted on August 28, 2013.

ISSUE	POTENTIAL STRATEGY OPTIONS
Natural Resources	
1. Wildlife Corridors	<p>Countywide Plan policies call to acquire areas with sensitive species to manage and enhance important natural habitat areas, including wildlife corridors, and to limit development to protect wildlife corridors and ecotones.</p> <ul style="list-style-type: none"> a. Request the applicant provide information on the value of the project site as a wildlife trail or corridor. Any identified wildlife trails or corridors should be protected as part of the development review process. b. Design and construct new development to protect wildlife corridors for wildlife movement and dispersal where feasible. Fence types, roads, structures, and outdoor lighting that would significantly inhibit or obstruct wildlife movement, especially access to water, shall be avoided. c. Community members should develop and outreach campaign on the importance of ecological connectivity that encouraged residents to become active stewards of the land. Topics addressed may include: living with wildlife, landscaping, water conservation, noise and light pollution. (Critical Linkages, p. 123) d. Promote the use of drought tolerant native plants in landscaping in areas adjacent to the linkage or corridor and prohibit the use of invasive, non-native plants that can supplant native plants and reduce habitat integrity. Educate residents about the effects of pesticides, insecticides, herbicides and rodenticides have throughout the ecosystem. e. Discourage the use of pesticides, insecticides, herbicides, and rodenticides. f. Other?
2. Sudden Oak Death	<ul style="list-style-type: none"> a. Provide information on what resources are available and what agencies to contact:

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	<p>California Oak Mortality Task Force http://www.suddenoakdeath.org/</p> <p>OakMapper: Monitoring Sudden Oak Death http://www.oakmapper.org/</p> <p>University of California Agriculture & Natural Resources http://www.ipm.ucdavis.edu/PMG/PESTNOTES/pn74151.html</p> <p>California Department of Food and Agriculture http://www.cdfa.ca.gov/plant/PE/interiorexclusion/SuddenOakDeath/</p> <p>University of California Cooperative Extension, Marin County http://cemarlin.ucanr.edu/Programs/Custom_Program816/</p> <p>Marin County Agriculture, Weights & Measures http://www.marincounty.org/depts/ag/rodents-insects-diseases/agriculture-pests/sudden-oak-death</p> <p>b. BPIC has funded an arborist to inspect infected trees (Note: this is not a permanent program).</p> <p>c. Encourage property owners to remove affected trees.</p> <p>d. Consider a program that provides homeowners financial assistance to address Sudden Oak Death.</p> <p>e. Include tool box/options to consider</p> <p>f. Other?</p>
3. Dredging along the Petaluma River	<p>a. See Marin Countywide Plan policies on wetlands and diking, filling and dredging</p> <p>b. See Marin County Code 22.52 Tidelands Permits</p>

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ISSUE	POTENTIAL STRATEGY OPTIONS
	<ul style="list-style-type: none"> c. See Marin County Code 23.08 Excavating, Grading and Filling d. Other?
Environmental Hazards	
1. Fire Safety	<ul style="list-style-type: none"> 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. 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. f. Defensible space. Inform residents about defensible space requirements and best practices. g. Other?
2. Flooding	<ul style="list-style-type: none"> 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. http://marinwatersheds.org/novato_creek.html b. Provide information on the various agencies involved in flood control and their respective roles.

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	c. Other?
3. Sea Level Rise	<p>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 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.</p> <p>b. Other?</p>
Community Design	
1. Home size	<p>a. Refine SFRDG if needed</p> <p>b. Consider establishing Floor Area Ratio (FAR) or a fixed home size limit in the ARP zoned areas.</p> <p>c. Other?</p>
2. Setbacks	<p>a. Refine SFRDG if needed to provide more consistency in addressing setbacks.</p> <p>b. Consider minimum setbacks. The minimum requirements could be expanded to reflect the pattern of setbacks in the immediate neighborhood</p> <p>c. Other?</p>
3. Light Pollution ("Dark Skies")	<p>a. Refine SFRDG if needed to retain the dark sky and limit light pollution.</p> <p>b. Light pollution should be held to a minimum for new development and remodels.</p> <p>c. Outdoor lighting for residential areas should be limited for safety purposes only.</p> <p>d. Outdoor lighting fixtures should be designed to produce downward lighting and to prevent glow, glare and trespass.</p> <p>e. Outdoor decorative lighting, such as flood lights, are not appropriate and are prohibited.</p> <p>f. Lighting for commercial areas should also be designed to prevent flow, glare, and trespass. It should be</p>

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	<p>designed to meet the needs of the 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> <ul style="list-style-type: none"> g. 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. h. Outdoor lighting with motion sensors and automatic dimmers are encouraged. i. Use of exterior lighting should avoid interference with bedroom windows of neighborhood properties. j. 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. k. Use of bollard or fixtures mounted on short posts are encouraged.
4. Public Safety	<p>Any crime statistics available?</p> <ul style="list-style-type: none"> a. Include a toolbox/options to consider
Community Development	
1. The Village Center Area	<ul style="list-style-type: none"> a. Existing policy (revised): Maintain the existing Village Commercial/ Residential District (VCR) zoning to maintain the small-scale, historical character and maintain a balance between resident-serving and non-resident-serving commercial uses. The type uses that are encouraged include: <ul style="list-style-type: none"> i. <u>Agricultural, Resource and Open Space</u>: Plant nurseries (without on-site sales) ii. <u>Recreation, Education, and Public Assembly</u>: Small child day-care/small family day-care homes; Theaters and meeting halls (for a community center) iii. <u>Residential</u>: Single-family dwellings iv. <u>Retail Trade</u>: Grocery stores and restaurants (including cafes); second hand stores; antique retail stores; studios for art, dance, music, photography, etc. v. <u>Service</u>: Automated teller machine (ATM); service stations b. Prohibit strip mall type development. c. Provide parking in conformance with Marin County Code Title 24 – Development Standards. d. Other?

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2. Affordable Housing	<ul style="list-style-type: none"> a. Acknowledge how second units serve as an important source of affordable housing for the community. b. Other? <p>Consistent with Government Code Section 65852.2, second units are allowed in all residential zoning districts as a permitted use subject to non-discretionary review. As a matter of policy, the County encourages second unit development as a valuable infill and intensification strategy.</p>
3. Legal Non-conforming lots	<ul style="list-style-type: none"> a. Background information on history of how area was subdivided b. Many lots in the Gridiron are legal non-conforming. Need guidance on neighborhood consistency. c. Other?
Transportation	
1. Roads	<ul style="list-style-type: none"> a. Roads should not be widened (except for safety improvements) in order to maintain the community's rural character. b. Provide information or chart to show who is responsible for road maintenance and to 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 on non-County maintained roads. c. Provide a map of county maintained roads. d. Retain paper streets even if they are not likely to serve as the sole or primary access to property, developed or undeveloped. Clarify public access regulations, if any. e. Other?
2. Bicycle and Pedestrian Trails	<ul style="list-style-type: none"> a. Map existing and proposed routes

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	<p>b. Consider new bike route on Harbor Drive</p> <p>c. Show future route of the San Francisco Bay Trail to follow along Highway 37 over the Petaluma River http://www.baytrail.org/baytrailmap.html</p> <p>d. Other?</p> <p>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.</p> <p>Consult with Dan Dawson on status of Bicycle and Pedestrian Master Plan Update to get Harbor Drive included.</p>
3. Equestrian Trails	<p>a. Maintain existing equestrian trails.</p> <p>b. Map existing and proposed trails (if any)</p> <p>c. Other?</p>
Public Facilities and Services	
1. Sanitation/Septic Systems	<p>a. Provide information on The Marin County Community Development Agency, Environmental Health Services website at http://www.co.marin.ca.us/depts/CD/main/comdev/ehs/septic/septic_systems.cfm contains a number of informational documents and resources, including:</p> <ul style="list-style-type: none"> • AB 885 Regulations and FAQs • Standard Septic Systems Regulations (Adopted May 2008) • Alternative Septic Systems Regulations (Adopted May 2008) • Marin County Regulations Code Chapter (Titles) 18.06 and 18.07 • Homeowner’s guide for maintaining septic systems • Self-monitoring information for alternative septic systems • Septic system performance evaluation guidelines • “Remodels and Additions Policy and Defining Your On-Site Wastewater System” booklet for

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	<p>property owners wishing to remodel or add on to a residence served by an onsite wastewater system.</p> <ul style="list-style-type: none"> • General informational handouts related to building permits for repair of existing detached habitable space, repair of detached (non-habitable space) accessory structures, repair of decks, and pool or spa additions. <p>b. Acknowledge that it is not economically feasible for most properties to hook up to a public sewer system.</p> <p>c. Consider undertaking a program similar to the Woodacre Flats Wastewater Group, which was formed to work with CDA to initiate a review of the septic system and water quality findings and seek funding to investigate possible corrective strategies. Grant money was obtained to undertake a wastewater feasibility study to evaluate needs and methods for corrective faulty septic systems within the Woodacre Flats area.</p> <p>d. Other?</p>
2. Annexation	<p>a. Maintain unincorporated status.</p> <p>b. Retain and modify existing community plan policy (p. 72) as follows: “Work with the City of Novato and the Marin Local Agency Formation Commission (LAFCO) to maintain a Sphere of Influence where annexations by the City of Novato would be prohibited, or seek the development of an Urban Growth Boundary surrounding Novato beyond which annexations from Black Point would be barred.”</p> <p>c. Other?</p>
Parks and Recreation	
1. Community Parks	<p>a. Consider developing a community park, mini/pocket park or playground, perhaps at the existing boat launch area, if feasible. Mini parks should also be considered, where appropriate and feasible.</p>

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	<ul style="list-style-type: none">b. With regards to passive and active recreation in the bayland areas, the Countywide Plan (Policy OS-2.3) calls for preserving the marshes, riverbank areas, and other lowland areas along the Petaluma River in cooperation with Sonoma County. Much of these lands have already been acquired by the Audubon Society, the State, and the Marin County Open Space District between Rush Creek and the Basalt Creek.c. Recognize amenities of existing open space and recreational areas, such as the Rush Creek and Deer Island Open Space Preserves, Days Island, and the Black Point Boat Launch.d. Other?

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Single-family Residential Design Guidelines

Selected Guidelines



Marin County Community Development Agency
July 2005

Executive Summary

The overall purpose of the Single-family Residential Design Guidelines is to establish clear and comprehensive design recommendations for all single-family residential development in the unincorporated communities of Marin. The Design Guidelines emphasize essential principles of development, particularly site planning, preservation of natural features, resource conservation, compatibility with neighboring development, location of buildings in relationship to pedestrian paths and streets, landscaping, general building form, massing, and scale.

Key design principles that are articulated in the Design Guidelines would:

- Encourage the use of building setbacks on the upper floor levels to maintain adequate space, light, and a sense of openness from surrounding residences in existing residential neighborhoods;
- Promote alternative locations and orientations for garage and parking areas in order to emphasize the pedestrian qualities of the streetscape;
- Discourage fencing and retaining walls that front on public streets;
- Encourage building designs that reflect the natural landscape and scale of the surrounding neighborhood through use of smaller building components, minimal cantilevered overhangs, and articulated exterior vertical walls;
- Establish massing and roof design criteria that emphasize the use of smaller elements that reflect the scale of the neighborhood;
- Establish comprehensive guidelines for hillside and ridgeline development governing building location, massing, and roof designs; and
- Provide access to more detailed design guidelines addressing grading, drainage, stream and tree preservation, parking, fire safety, landscaping, resource conservation, green building, and universal design principles.

The guidelines do not address highly subjective measures such as architectural styles and other items that are best left to individual preference.

A. The Site Design Process

Every development proposal should include a thorough analysis of existing conditions on and adjacent to the site. An analysis should include a careful evaluation of a site's physical properties, natural features, special problems, visual character, and an examination of the neighboring environment. The analysis will assist the staff, Design Review Boards and the decisionmakers in evaluating a development's relationship to existing conditions, neighboring properties, and the community.

Thoughtful site planning results in residential development projects that are integrated with the natural environment, compatible with the surrounding neighborhood, respectful of natural systems, more aesthetically pleasing, and often less expensive to build. A new residential development should:

- Be compatible with the natural features and existing open spaces of the site and neighboring properties;
- Preserve or protect unique or special natural features of the site, such as streams, natural drainage courses and associated riparian areas, landforms, rock outcroppings, mature trees and vegetation, hilltops and ridgelines, and shorelines;
- Avoid unstable or hazardous portions of the site;
- Be energy, water, and resource efficient;
- Be compatible with the scale and character of the local residential neighborhood;
- Respect the existing views, privacy, access to light, and safety of neighboring properties; and
- Reflect the local design goals and policies as expressed in the local community plan.

A-1.1 Tree/Vegetation Removal

Development should be sited to minimize the removal of natural vegetation, including trees, except where required to maintain defensible space for the residence and nearby structures.

A-1.2 Drainage

The site design should include features that avoid or minimize increases in storm water runoff. The following includes a summary of key principles to use in developing a site plan that would create opportunities to use a wide variety of simple design techniques to infiltrate significant amounts of runoff, improve aesthetics, and reduce development costs.

- The site design should maximize water permeability by minimizing paved (impervious) areas. This is accomplished both by preserving open space drainageways, and vegetation and by using permeable pavement surfaces where feasible.

- Drainage should be accommodated as an above ground feature. Unlike conveyance storm drain systems that hide water beneath the surface and work independently of surface topography, a drainage system for stormwater quality protection can work with natural land forms and land uses to become a major design element of a site plan. Natural drainage courses should be preserved as close as possible to their natural location and appearance. “Dry Stream” effects (manufactured drainage courses designed to simulate natural drainage courses) which move water over the property are preferred over channeling or underground methods. Storm drainage improvements should create a natural rather than a manufactured appearance.
- Stormwater from building roofs should be collected and conveyed to a comprehensive site drainage system. The storage of rooftop storm water in cisterns for reuse in landscape irrigation and other non-potable uses is also encouraged. Cisterns should be located and sized to preserve natural site features.

A-1.3 Streams

The site design should acknowledge the importance of streams and riparian systems by maintaining sufficient setbacks from streams and by using best management practices.

A-1.4 Grading

Changes to the existing natural terrain through grading should be kept to a minimum in order to preserve the inherent characteristics of the site.

Grading should be kept to a minimum and should be performed in a way that respects significant natural features and blends visually with adjacent properties. Building pads should disturb natural contours as little as possible. Grading to create berms adjacent to roadways for privacy purposes should be avoided. Balanced cut and fill volumes are desirable, and alterations to natural land forms should be minimized. Factors to be considered in the development of a grading plan are:

- The natural features of the site;
- Slope and soil characteristics;
- Vegetative cover;
- Access to the site; and
- Orientation and visibility of both the site and the proposed development.

In addition to applying the standards contained in the County’s Geotechnical Review requirements, the County will strongly encourage the following design considerations.

- Grading and alterations of natural landforms should be minimized (except that required for foundations).
- Large graded terraces at mid-slope areas for building pads that are disproportionate to the lot area should be avoided. Pads should be of minimum size to accommodate the

structure and a reasonable amount of open space. Sloping lot designs, such as split level building terraces, are encouraged to reduce pad size. Graded pads for outdoor recreation areas should not exceed 50% of the footprint of the residence. Development that necessitates grading of pads for tennis courts, swimming pools, and lawns is generally considered to be inappropriate on hillside lots. As much of the lot area as possible should be kept in the natural state of the original slope.

- Terracing should be designed with small incremental steps, avoiding wide step terracing and large areas of flat pads.
- On hillside sites, roads and streets should be located and landscaped to minimize their visibility from the valley floor, other roads, and neighboring properties.
- Grading should be minimized within 20 feet of all perimeter property lines of the development, unless the grading is similar to the existing adjacent slopes or to the planned grading of the adjacent slopes.
- Geotechnical site constraints could be mitigated when needed so long as it can be proven that the measures do not cause negative visual impact to the natural hillside character. However, the following methods for mitigating geologic hazards are not acceptable:
 - Major modifications that would change the character of an existing landform;
 - Exposure of slopes that cannot be suitably re-vegetated; and
 - Removal of large areas of existing mature vegetation that contribute substantially to the natural character of a site.
- New building sites should be graded such that they appear to emerge from the slope rather than superimposing flat areas onto hillside terrain. Retaining wall structures holding back grade to accommodate a patio or terrace should conform to the natural hillside profile as much as possible.
- Avoid a manufactured appearance by creating smooth contours of varying gradients, preferably with slopes in the range of 2:1 to 5:1. Avoid sharp cuts and fills and long linear slopes that have uniform grade. Slope banks can be softened by contoured grading at the top/toe of the slope. (Please refer to Figure A-1.)

A-1.5 Road Access

Streets, driveways, parking and emergency vehicle access should be aligned to conform, as closely as possible, to existing grades and should minimize the need for grading of slopes.

Streets, driveways, parking and emergency vehicle access should not greatly alter the physical and visual character of the hillside by creating large notches in ridgelines or by defining wide straight alignments on hillsides. Natural landforms may often be retained by avoiding long stretches of straight road and by introducing gentle horizontal and vertical curves in road alignments. Street layout should be aligned to conform to the

natural grades as much as possible. Long stretches of straight road should be avoided by introducing gentle horizontal and vertical curves. For more information, please refer to Appendix F: Driveway and Parking Design.

Where street construction is permitted in hillside areas, the extent of visual disruption of the terrain and vegetation disturbance must be minimized by the combined use of retaining structures and regrading to approximate the natural slope. The following techniques should be used:

- Use narrower street widths (acceptable to the County and/or Fire Protection District) when it can be proven that grading impacts will be reduced and it can be shown that the topography, the small number of lots served, and the probable future traffic impacts are such that narrower widths can be justified without compromising safety.
- Reduce the visual and safety impacts of hillside street design by use of terraced retaining walls and landscaping.
- Split roadways increase the amount and appearance of landscaping and the median can be used to handle drainage. Split roadways also allow the integration of natural features such as specimen trees and rock outcroppings into the street design. However, depending on their length, split roadways can impact Fire Department response times. (Please refer to Figure A-2.)
- Street layout should be aligned to conform to the natural grades as much as possible. Long stretches of straight road should be avoided by utilizing gentle horizontal and vertical curves.
- Proper sight distances should be maintained; and, with approval by the County, three-way intersections at angles less than 90 degrees should be considered to reduce grading requirements.
- In addition to the required parking spaces, on narrow streets at least two off-street guest parking spaces should be provided. These spaces should be placed within a reasonable distance relative to the dwelling unit which they serve while allowing for preservation of natural topography, trees and other significant vegetation, as well as privacy and noise attenuation for quiet areas (e.g., bedrooms) within neighboring residences. This requirement may be waived when the size or shape of the lot or the need for excessive grading or tree removal makes the requirement infeasible.
- Driveway and parking designs that force vehicles to back out into narrow streets with high traffic volumes are discouraged unless no other feasible alternative design can be accomplished consistent with these guidelines and other applicable regulations.
- Common drives in single-family hillside residential developments should be considered and encouraged if grading is reduced by their use. Common easement maintenance agreements are required for common driveways. (Please refer to Figure A-3.)

- Roadways for new single-family residential subdivisions should be designed to provide for pedestrian and bicycle access to connect communities, enhance recreational site access, permit safe circulation for school children, pet walkers and senior citizens, and provide fire and earthquake emergency egress where consistent with the County's roadway standards and community character.

B. Building Envelopes and Relationships Between Properties and Streets

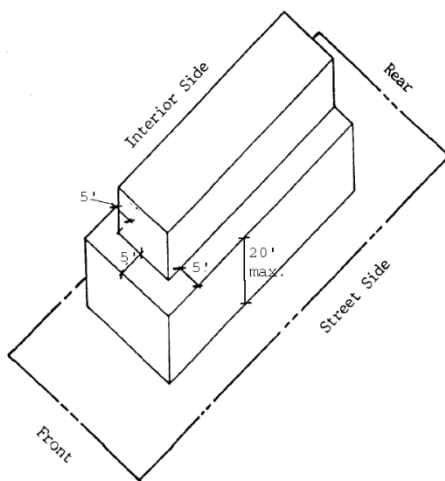
One of the challenges posed by new single-family projects in existing residential neighborhoods is to create relationships between properties and streets that maintain adequate space, light, and a sense of openness that complement the existing neighborhood character.

B-1.1 Building Setbacks and Stepbacks

In order to improve the relationship between properties where sideyard setbacks are typically the only separation between structures and to maintain adequate space, light, and a sense of openness, upper level “stepbacks” should be incorporated into the design of residences. Stepbacks should not result in a stacked box design that does not reflect the surrounding community character.

For properties without prescribed setbacks, such as those governed by the planned district zoning regulations, building stepbacks should be used in order to maintain adequate space, light, and a sense of openness between properties and from the property to the adjacent roadway.

- 1) A building stepback should be incorporated on all walls facing the front, street side and interior side property lines, and rear property lines on through (double frontage) lots. The Stepback Zone consists of all areas within 5 feet of the building envelope limit facing the appropriate property lines.
- 2) Within the Stepback Zone, a 20-foot height limit should be observed, measured from existing or finished grade, whichever is lower. To allow for design flexibility, an encroachment into the Stepback Zone is permitted along 25% of the building length along the front, street side, and interior side property lines



C. Neighborhood Compatibility

One of the objectives of Design Review is to promote single-family residential development projects (including additions and alterations) that are compatible with the existing neighborhood character. The design of proposed projects should consider the composition and integration of the outdoor spaces and the buildings that make up the physical neighborhood. The relationships between properties, including the existing setbacks and spaces between buildings, the heights, lengths and materials of walls, roof forms, fences and plantings should be considered in the design of new projects. Generally speaking, the floor area of the proposed development should not substantially exceed the median home size in the surrounding neighborhood, taking into consideration site-specific factors, such as lot size, bulk and mass, topography, vegetation, and the visibility of the proposed development.

C-1.1 Street Setbacks

New development and remodel/additions should not be disharmonious with the existing street setback patterns.

C-1.2 Hillside Street Stepbacks

On hillside properties with average slopes of 25% or greater, varied and staggered front building setbacks are encouraged. This is consistent with the natural hillside character and will reduce the monotony of repetitive setbacks. The amount of setback variation will depend upon lot size. Residential development at a density of 2 dwellings per acre or less should vary adjacent setbacks by at least 10 feet; lots one acre or larger should vary adjacent setbacks by larger distances if feasible.

C-1.3 Hillside Interior Setbacks

All new hillside residential development should be located so as to minimize interference with privacy between properties and views from adjacent residences.

C-1.4 Garages

The location and orientation of the garage in smaller lot neighborhoods should be designed to minimize its visual presence as seen from the adjoining street.

C-1.5 Parking Areas

On hillside properties with average slopes of 25% or greater, parking spaces should be placed within a reasonable distance from the dwelling unit which they serve while allowing for preservation of natural topography, trees and other significant vegetation, as well as privacy and noise attenuation for neighboring residences.

C-1.6 Window Location and Size

Upper level indoor and outdoor spaces should be designed so that windows, outdoor deck areas, balconies, doors, and exterior lighting do not impair privacy on adjacent properties.

C-1.7 Fences and Retaining Walls

The heights of fences and retaining walls should be minimized to avoid creating continuous fenced or walled property frontages that create a “canyon effect” along residential streets. Open fence designs are encouraged on public streets to emphasize opportunity for views from the public environment. Large retaining walls in a uniform plane should be avoided by breaking retaining walls into smaller components and landscaped terraces.

C-1.8 Privacy

In residential neighborhoods with conventional, uniform lot sizes and frontages, plant materials and landscape design may be used as privacy screening and to increase noise buffering. However, an over-reliance on landscaping for visual or privacy screening should be avoided.

C-1.9 Mechanical Equipment (Visual)

Mechanical equipment should be screened from public view. Enclosures should be designed to be integral with the architecture and landscape character of the other parts of the property.

C-1.10 Mechanical Equipment (Noise)

Air conditioning equipment, swimming pool equipment and other facilities that may generate noise should be located a sufficient distance from property neighboring lines to avoid or minimize noise intrusion.

C-1.11 Exterior Lighting

Site lighting fixtures should be selected or designed to complement the architectural design of the project. Exterior light fixtures should be mounted at low elevations to preserve the nightscape and natural setting of the surrounding area, especially in rural and hillside areas, and to prevent glare that may be visible from off-site locations and adjacent residences.

Site lighting in hillside residential development should comply with the following additional requirements.

- Site lighting that is visible from adjacent properties, public roadways, and from other neighborhoods must be indirect or incorporate full shield cut-offs.

- Overhead lighting should be placed at the lowest elevation necessary for safety purposes. The placement of lighting in residential parking areas should avoid interference with bedroom windows. Overhead fixtures used for pedestrian areas should provide shielded downlighting and be limited to heights below 8 feet. Lower mounting heights are encouraged.
- Along walkways, low level lighting in the form of bollards or fixtures mounted on short posts is encouraged. Please refer to Figure C-11. Shatterproof coverings are recommended. Posts should be located to avoid hazards for pedestrians or vehicles.
- Exterior flood lighting for security and safety should be located and shielded so as not to shine on adjacent properties. Whenever possible, such lighting should be set on a timer and/or motion detector. Decorative lighting to highlight a structure or landscape feature (e.g. tree, site retaining wall, etc.) could interfere with the hillside silhouette and nightscape and is discouraged.

D. Reduction of Visual Bulk

The effective visual bulk of residential development should be reduced so that structures do not create negative impacts on adjacent properties or “stand out” prominently when seen from a distance. The form, mass, profile, and architectural features of the buildings should be designed to be compatible with the scale and character of the neighborhood.

D-1.1 General Massing

Buildings should be divided into smaller parts, including detached buildings, to reduce effective visual bulk. This is especially important in visible hillside settings.

D-1.2 Roof Designs

Roof forms and roof lines should be broken into a series of smaller building components when viewed from the street to reflect the scale of the neighborhood, site, or hillside setting. Long, linear unbroken rooflines that exceed 50 feet are discouraged. This is especially important in visible hillside locations.

D-1.3 Cantilevered Elements

Building should be designed to avoid excessive cantilevers on street elevations. Avoid using overhanging decks or decks elevated on poles that make buildings seem more massive from the street or surrounding properties.

D-1.4 Wall Articulations

Large expanses of wall in a single plane on downhill elevations should be avoided. Use horizontal and vertical building components to reduce the visual bulk of hillside residential development. All buildings should have surface relief created by modest overhangs, minor projections greater on uphill elevations, recesses, and plan offsets. Flat building walls over 20 feet in height and over 25 feet in running horizontal dimension are discouraged. The stepbacks should comply with the Stepback Zone requirements of Guideline B-1.1.

D-1.5 Hillside Design

On hillside lots with an average slope of 25% or greater, the form, mass, profile, and architectural features of the buildings should be designed to visually blend with the hillside setting by taking advantage of existing site features for screening such as tree clusters, depressions in topography, setback hillside plateau areas, and other natural features. Hillside structures should not “stand out” prominently when seen from a distance or from downhill properties. Where feasible, development should avoid highly visible open hillside areas.

The following techniques should be incorporated into the design of hillside residences.

- Split pads, stepped footings, or pier and grade beam foundations should be used where geotechnically feasible to permit the structure to “step” to conform to the site’s topography. Large single-form structures are discouraged.
- Buildings should be cut into the hillside to reduce effective visual bulk. Excavate underground or use below grade rooms to reduce effective bulk and to provide energy-efficient and environmentally-desirable spaces. The visual area of the building can be minimized through a combined use of regrading, landscaping techniques, and color choices.
- The slope of most of the roof should be oriented in the same direction as the natural slope. Gabled, hip, and shed roof forms at a low to moderate pitch are encouraged for hillside settings. Moderate overhangs on downhill elevations to create strong shadow lines are desirable.
- The roof on lower levels should be used for the deck open space of upper levels. Extensive use of rooftop terraces at lower stories, verandas, and other defined outdoor spaces are encouraged. Terraced decks do not create building bulk when seen from downhill lots.

D-1.6 Ridgelines and Knolls

Building should not be located near visually-prominent ridgelines when other feasible locations are available. The development of new structures should be prohibited within 100 vertical feet and 300 horizontal feet of ridgelines and knolls, except in those cases where no other location is available or the County determines that circumstances may warrant greater flexibility in siting.

- Design of building sites should be sensitive to the natural terrain of prominent knolls. Structures should be located in such a way as to minimize grading, and building pads must preserve prominent knolls. The ridgeline’s natural contour and vegetation should remain intact.
- Multi-story buildings on ridgeline lots should be avoided. In certain instances, multi-story homes may not be considered appropriate for ridgeline lots.
- Where a ridge lot is too small or flat to allow placement of a residence or accessory building in compliance with the ridgeline setback standards, the maximum height of the structure should be limited to 18 feet.

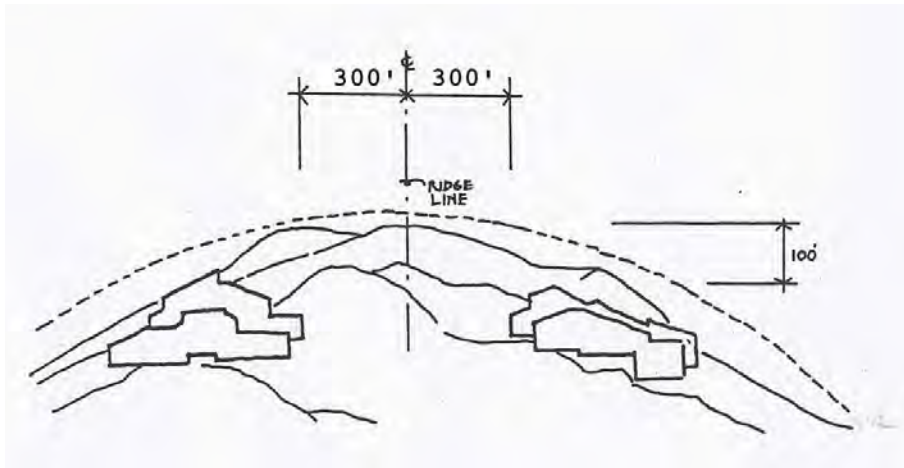


Figure D-7 Ridgeline Zone

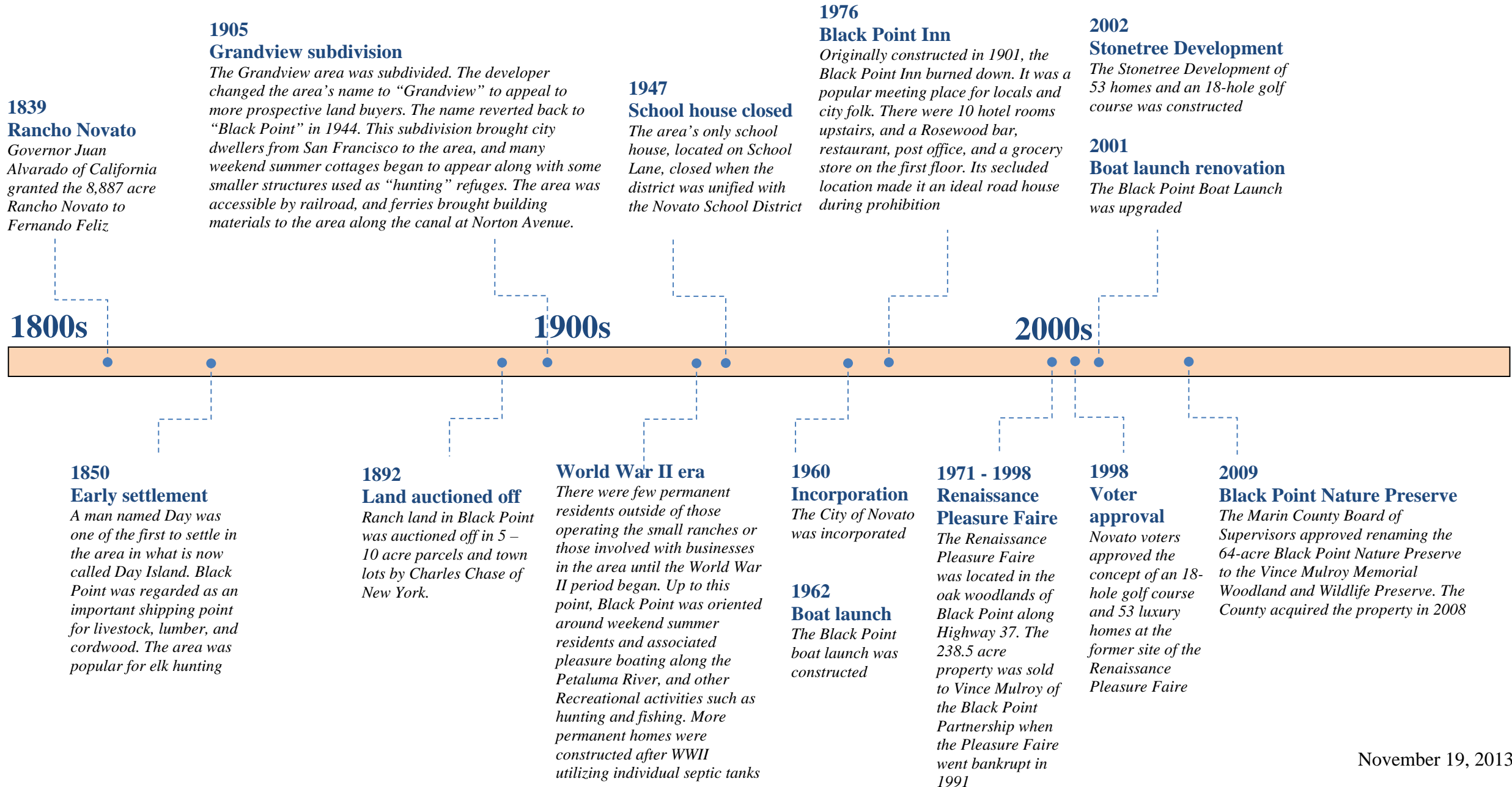
- Ridgeline development may be allowed if the following findings are made:
 - 1) There are no site development alternatives which avoid ridgeline development;
 - 2) No new subdivision lots are created which will result in ridgeline development and the density has been reduced to or below the lower end of the density range assigned to the Countywide Plan land use designation for the property; and
 - 3) The proposed development will not have significant adverse visual impacts due to modifications for height, bulk, design, size, location, siting, and landscaping which avoid or minimize the visual impacts of the development as viewed from all public viewing areas.

D-1.7 Exterior Materials and Colors

In natural settings, building materials and color schemes should blend with the natural landscape of earth tones and natural woodland or grassland vegetative growth. High contrast trim colors that accentuate the bulk and mass of structures should be avoided. Retaining walls should be colored with a dark to medium value earth-tone shade. On hillside sites, light-colored or high contrast trim should not be used if visible from off-site locations. Building materials should also be selected with consideration for their fire-resistant and sustainable properties.

Roof colors should tend toward darker earth-tones particularly in cooler climate zones. Darker colors are less conspicuous when viewed from a distance. Exceptions to this guideline may be considered to allow the use of “green building” roofing materials where appropriate.

DRAFT Black Point – Green Point Timeline



Potential additions to the Black Point timeline (not in sequence or order of importance)

1. Incorporation of the BPIC 1954
2. Natural gas brought in
3. Incorporated into the NMWD
4. Firehouse on Atherton avenue(Dedication date)
5. Petaluma river bridge(Dedication date)
6. Railroad through Black Point (Opening date)
7. Black Point brick works
8. Proposal for movie drive in at Olive and Atherton defeated
9. Quarry opened to provide material for the Petaluma River Bridge
10. Evacuation drill for the Gridiron 1990
11. Black Point Community Plan approved 1978
12. Update of the Black Point Community Plan 2013
13. Olive ridge tennis club proposal
14. Purchase of Day Island by Marin County (\$250,000?)
15. Novato Urban Growth Boundary approved, excluding Black Point. Black Point removed from Novato's Sphere of Influence
16. Development of Green Point subdivision
17. Development of the Atherton Oaks subdivision
18. Proposed strip mall at Atherton and Highway 37 defeated
19. Golden Gate Bridge opened
20. Oak trees from Black Point used to supple Mare Island with masts and San Francisco with firewood
21. Black Point boat launch opened
22. Bordello
23. Black Point general store and gas station used for movie props