

MARIN CITY COMMUNITY PLAN

MARIN COUNTY, CALIFORNIA

MARIN COUNTY PLANNING DEPARTMENT

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MARCH 1992

Original Plan January 22, 1980
Amendment #1 October 10, 1989
Amendment #2 March 17, 1992



We Americans have a chance to become someday a nation in which all racial stocks and classes can exist in their own selfhoods, but meet on a basis of respect and equality and live together, socially, economically, and politically. We can become a dynamic equilibrium, a harmony of many different elements, in which the whole will be greater than all its parts and greater than any society the world has seen before. It can still happen.

Shirley Chisholm née St. Hill, 1973

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BOARD OF SUPERVISORS OF THE COUNTY OF MARIN

RESOLUTION NO. 80-31
A RESOLUTION OF THE MARIN COUNTY BOARD OF
SUPERVISORS ADOPTING THE MARIN CITY COMMUNITY
PLAN.


- WHEREAS: The State of California requires each city and county to prepare and adopt a comprehensive long-term general plan for its future development, and
- WHEREAS: The Marin County Board of Supervisors on October 20, 1973, has adopted such a general plan, the Marin Countywide Plan, and
- WHEREAS: It is the policy of the Marin County Board of Supervisors and the Planning Commission to prepare more detailed plans for the unincorporated communities within the County, and
- WHEREAS: The Marin City Community Plan was prepared by the County Planning Department in close cooperation with the Community and in consultation with various local, state, and federal agencies, and
- WHEREAS: The Marin County Board of Supervisors has reviewed the environmental impact report for the Marin City Community Plan certified by the Marin County Planning Commission on November 26, 1979, and
- WHEREAS: The Marin City Community Plan essentially conforms with the Countywide Plan, and reflects the important goals and recommendations of the Countywide Plan for the City-Centered Corridor, although the Board of Supervisors recognizes that in preparing more detailed community plan certain minor conflicts and deviations from the more general Countywide Plan are unavoidable, and
- WHEREAS: In the opinion of the Board of Supervisors the Marin City Community Plan reflects a high degree of community consensus regarding the future development and conservation of the Marin City planning area, and
- WHEREAS: The Marin City Community Plan, like any other general plan, after its adoption shall be from time to time reviewed, and if necessary, amended to adjust the plan to changing conditions, and
- WHEREAS: The Board of Supervisors on January 22, 1980 has held a duly noticed public hearing on the Marin City Community Plan.
- NOW, THEREFORE, BE IT RESOLVED: That the Marin County Board of Supervisors hereby adopts the Marin City Community Plan as recommended by the Marin County Planning Commission on November 26, 1979.

THE FOREGOING RESOLUTION PASSED AND ADOPTED by the Board of Supervisors of the County of Marin on the 22nd day of January 1980 by the following vote, to wit:

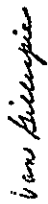
AYES: Supervisors: Bob Romalguere, Gary Giacomini, Gail Vilhelm, Dennis T. Rice, Barbara Boxer, Chairman

NOES: -

ABSENT: -


CHAIRMAN OF THE BOARD OF SUPERVISORS
COUNTY OF MARIN

Attest:


Clerk of the Board

MARIN COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 89-279

A RESOLUTION APPROVING
MARIN CITY COMMUNITY PLAN AMENDMENTS
in conjunction with
THE BRAUN COURT REZONING AND MASTER PLAN.

- I. WHEREAS the State of California requires each City and County to prepare and adopt a comprehensive long-term general plan for its future development; and
- II. WHEREAS the Marin County Board of Supervisors adopted such a plan, the Marin Countywide Plan, on October 20, 1973 which was most recently updated in April, 1982; and
- III. WHEREAS it is the policy of the Marin County Board of Supervisors and the Planning Commission to prepare more detailed plans for the unincorporated communities within the county; and
- IV. WHEREAS the Board of Supervisors adopted the Marin City Community Plan on January 22, 1980; and
- V. WHEREAS the Braun Court Joint Venture has applied for an amendment to the Community Plan in conjunction with a rezoning application and Master Plan application for the Braun Court site identified as Assessor's Parcel No. 52-151-01 through 13, inclusive; and
- VI. WHEREAS the Marin City Community Plan, like any other general plan, may be reviewed and amended from time to time to adjust to changing conditions;
- VII. WHEREAS the Marin County Board of Supervisors held duly a noticed joint public hearing of the Board of Supervisors and the Redevelopment Agency on October 10, 1989 to consider the application of the Braun Court Joint Venture for amendments to the Marin City Community Plan; and
- VIII. WHEREAS the Board of Supervisors has approved a Mitigated Negative Declaration of Environmental Impact for the Community Plan amendments in addition to other applications being processed concurrently; and
- IX. WHEREAS the amendments are set out in Exhibit #1 to this Resolution and would permit on the Braun Court site the development of multiple family dwellings in addition to single family homes and would allow an increase in the maximum number of allowed dwelling units from 13 units to up to 40 units where the increase in density will promote the provision of housing affordable to low/moderate income households which is in accordance with the goals and objectives of the Community Plan; and
- X. WHEREAS the Board of Supervisors finds that the proposed Community Plan amendments are consistent with the goals and objectives of the countywide Plan, particularly those regarding support for and provision of housing affordable to low/moderate households; and
- XI. WHEREAS these amendments will provide opportunities for low/moderate income housing long desired by the community;

NOW THEREFORE BE IT RESOLVED, the Marin County Board of Supervisors approves the amendments to the Marin City Community Plan as set out in Exhibit #1 to this Resolution.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 10th day of October, 1989 by the following vote to wit:

AYES: Supervisors Al Aramburu, Gary Giacomini, Harold Brown,
Bob Rouniguiere

NOES: Supervisors -----

ABSENT: Supervisors Robert Stockwell

Bob Rouniguiere
CHAIRMAN, BOARD OF SUPERVISORS
FIVE TEN

Attest:

Vickie J. Day

VICKIE J. DAY
Clerk of the Board

MARIN COUNTY BOARD OF SUPERVISORS

RESOLUTION NO. 92-61

A RESOLUTION APPROVING
THE MARIN CITY COMMUNITY PLAN AMENDMENTS
In Conjunction With
THE MARIN CITY REDEVELOPMENT PLAN AMENDMENTS AND
THE MARIN CITY U.S.A. MASTER PLAN

- I. WHEREAS the State of California requires each City and County to prepare and adopt a comprehensive long-term general plan for its future development; and
- II. WHEREAS the Marin County Board of Supervisors adopted such a plan, the Marin Countywide Plan, on October 20, 1973 which was most recently updated in April, 1982; and

III. WHEREAS it is the policy of the Marin County Board of Supervisors to prepare more detailed plans for the unincorporated communities within the County; and

IV. WHEREAS the Board of Supervisors adopted the Marin City Community Plan on January 22, 1980 and amended it on October 10, 1989; and

V. WHEREAS the Marin City CDC, Marin City CSD, Bridge Housing Corporation, and the Marin Group (the Marin City Development Consortium) have applied for an amendment to the Community Plan in conjunction with a Master Plan application for the "bowl" area of Marin City, identified as Assessor's Parcels number 052-140-40, 052-071-03, 05, 06 & 07, and 052-072-01; and

VI. WHEREAS the Marin City Community Plan, like any other general plan, may be reviewed and amended from time to time to adjust changing conditions; and

VII. WHEREAS the Marin County Planning Commission held duly noticed public hearings on January 6, 1992 and January 27, 1992 to consider the application of the Marin City Development Consortium for amendments to the Marin City Community Plan, and recommended unanimously that the Board of Supervisors approve the proposed amendments to the Marin City Community Plan; and

VIII. WHEREAS the Marin County Board of Supervisors held a duly noticed joint public hearing on March 3, 1992 and a continued hearing on March 17, 1992 to consider the application of the Marin City Development Consortium for amendments to the Marin City Community Plan; and

IX. WHEREAS the Marin County Board of Supervisors has adopted an Environmental Impact Report for the Community Plan amendments in addition to other applications being processed concurrently; and

X. WHEREAS the amendments are set out in Exhibit I to this Resolution and would permit, on the flea market and Tamalpais High School sites, the development of a mixture of residential units, and commercial space while reducing the hydrologic open space requirements, which is in accord with the goals and objectives of the Community Plan; and

XI. WHEREAS the Board of Supervisors finds that the proposed Community Plan amendments are consistent with the goals and objectives of the Countywide Plan, particularly those regarding community development and the provision of affordable housing to low/moderate income households; and

XII. WHEREAS these amendments will increase flexibility in providing job, housing and recreational opportunities for Marin City residents.

NOW THEREFORE BE IT RESOLVED, the Marin County Board of Supervisors approves amendments to the Marin City Community Plan as set out in Exhibit I to this Resolution and is incorporated by reference as part of the Countywide Plan.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 17th day of March, 1992, by the following vote to wit:

AYES: SUPERVISORS Brady Bevis, Bob Romiguere, Al Aramburu, Gary Giacomini, Harold Brown

NOES: -----

ABSENT: -----

ATTEST:

Vickie J. Day
Vickie J. Day
Clerk of the Board of Supervisors

Harold Brown
CHAIRMAN OF THE BOARD OF SUPERVISORS

1. INTRODUCTION

In 1973, the Marin County Board of Supervisors approved the Marin City Master Plan. The plan was to provide development policies for Marin City including both the Ridgeland area and the bowl area. Like all plans, both the Master Plan and the Urban Renewal Plan were based on findings and assumptions: physical, economic and social. Some of these assumptions are still valid, others are not. The 1973 Master Plan was updated in 1982, at which time it was retitled "The Marin City Community Plan" to reflect consistent terminology with other County Community Plans, to avoid confusion with the term Master Plan as it is used in Title 22 of the Marin County Code, and to emphasize Marin City's strong sense of community.

This Community Plan will provide the goals, objectives, and policies for the future development of Marin City in terms of physical, economic, and social forces. Implementation of the Community Plan's goals and policies will be through the Marin County Planning and Public Works Departments' development review procedure, Marin City Redevelopment Plan for the portion of Marin City within the Redevelopment Agency's boundaries, and through zoning regulations (Title 22) for the area of Marin City outside of the Redevelopment Agency boundaries (the Ridgeland).

In 1982, the Marin City Community Plan was prepared based on community input and the Summary of Consultants Findings and Recommendations for Marin City. This plan revised the 1973 Marin City Master Plan by reducing the development potential of the ridgeland area, altering the Waldo Interchange entrance to Marin City, eliminating the High School designation on the Tamalpais Union High School District site, and establishing specific land use and design criteria for the bowl area.

2. COMMUNITY PLAN AMENDMENTS

2.1 1989 AMENDMENTS

On October 10, 1989, the Marin County Board of Supervisors adopted Resolution 89-279 approving amendments to the Marin City Community Plan. The 1989 Community Plan amendments were the result of the environmental review, public input, and project analysis related to a specific development proposal for the Braun Court area. These amendments allowed for additional density in the Braun Court sub area of Marin City, where the increased density would promote the production of affordable housing without substantially increasing the visual, traffic, or hydrologic impacts of residential development.

2.2 1992 AMENDMENTS

In 1992, the Marin County Board of Supervisors amended the Marin City Community Plan to reflect the demographic information and environmental constraints that existed at that time, and to reflect changes in the goals and objectives identified by the community as a part of the Marin City U.S.A. Redevelopment project. Specifically, the 1992 amendments allowed for

greater flexibility in establishing the location and density of uses to be located in the bowl area of Marin City, reduced the emphasis placed on open space/hydrologic improvements by the 1982 Community Plan, and provided a circulation system that was consistent with the State Department of Transportation and Marin County Public Works Department standards. These amendments were prepared by Marin County Planning Staff, working with the Marin City Community Development Corporation, the Marin City Community Services District, and interested Marin City residents.

3. EXISTING CONDITIONS

3.1 PLANNING CONTEXT

Marin City is unincorporated, and falls under the planning jurisdiction of the County Planning Department and the County Redevelopment Agency. Additional agencies which have planning or permit authority are: the Marin County Housing Authority, the Marin Municipal Water District, and the Marin City/Sausalito Sanitary District. Depending on the nature and scope of the proposed work, a permit will be required from the Bay Conservation and Development Commission (BCDC) and the Army Corps of Engineers for work which affects the pond located on the flea market site.

3.2 ENVIRONMENTAL CONTEXT

Marin City's physical setting is that of a completely self contained watershed which drains into Richardson Bay via a semitidal flood control pond. It contains two distinct areas:

The Ridgeland:

This area surrounds Marin City on three sides. Its natural slopes vary from less than 10 percent along ridge tops and knolls to greater than 40 percent along the sides of steep ravines.

The Flat Bowl Area:

This area, originally a salt marsh around an inlet of Richardson Bay, was filled with elevations ranging from 5 feet (near Donahue Street) to 25 feet (near the upper section of Drake Avenue).

The two areas stand in sharp contrast with one another, the ridgeland in a natural wooded state, and the bowl in a vacant man-made state.

3.3 GEOLOGY AND SOILS

Slope stability is the major geologic constraint to development of the ridgeland. The flat bowl area is underlain by soft Bay mud of varying depths (from 3 to 80 feet) and generally substandard fill. Any development here will be subject to subsidence, differential settlement, strong earthquake shaking, and associated hazards (e.g. lateral displacement).

3.4 HYDROLOGY AND WATER QUALITY

Continually clogged storm drains result in flooding hazards to existing residences along the lower hillsides (i.e., Drake Avenue and its offshoot streets). Accordingly, any increase in sediment or peak flows from the ridgeland above will aggravate downslope problems. The existing pond reduces flooding frequency in the area west of Donahue Street (Tam Site). The pond currently functions as both a sediment and pollutant trap; any reduction on pond size would decrease its effectiveness as such, thereby increasing the quantity of sediments and pollutants reaching Richardson Bay.

3.5 CLIMATE AND AIR QUALITY

Marin City's outdoor environment is moderate to cool. It tends to be windy during the summer, especially the ridgeland area. Air quality is good; however, the construction of future commercial/residential projects in Marin City would have temporary impacts on air quality. Traffic generated from future development would have long term air quality impacts.

3.6 VEGETATION AND WILDLIFE

The existing vegetation in the ridgeland provides the basic prerequisites for successful wildlife habitats: structural diversity, vegetation continuity, vegetation buffer, and food resources. The area is a composite of four vegetation types oak/bay woodland, grassland, coastal brushland, and introduced tree groves. The woodland area of the ridgeland serve several critical functions, including:

- a. Affording a physical and visual community separator;
- b. Retaining slope stability and absorbing a significant quantity of precipitation;
- c. Providing a valuable wildlife habitat.

The flood control pond on the flea market site provides limited wildlife habitat. With respect to the upland margins of the pond, the combined environmental stress of wind, sun exposure, and poor soil conditions restricts the choice of available plant species. If favorable wildlife habitat is to evolve along the upland margins, a combination of plant species must be provided which together afford continuity, food resources, shelter, and cover. Of critical importance is the establishment of a vegetation buffer surrounding the pond to minimize human disturbance. Marsh vegetation will establish itself. The shoreline and bottom configuration must be modified to provide conditions favorable for growth of marsh habitat while also limiting conditions favorable to mosquitoes.

3.7 NOISE

The flea market site and Tam site are the two areas most affected by noise from U.S. 101. The high noise level associated with freeway traffic necessitates the inclusion of noise

insulation features in any development design for the flea market site, and in any design for residential development on the Tam site. Noise reduction features must account for both existing and projected cumulative noise levels associated with freeway traffic, and noise that would be generated by surrounding uses. Noise reduction features shall ensure that noise levels comply with the Noise Element of the Marin Countywide Plan.

3.8 VISUAL CONDITIONS

Marin City is a contained visual entity. The ridgeline encloses Marin City in all directions but to the northeast. There is one entry point which for northbound traffic comes under the Waldo overpass at U.S. 101, and for southbound traffic comes directly off of the exit ramp. Marin City can be divided into seven discrete visual domains:

Domain 1 - Key Image Area:

This is the area most visible from U.S. 101, and is the topographic focus of the entire basin toward the flat bottom. The area also functions as the entry gateway to Marin City.

Domain 2 - Open Public Area:

This area is strongly related to the key image area being separated only by Drake Avenue and Donahue Street. The area is exposed to its surroundings yet removed from Domain 1, the entry area, and the freeway.

Domain 3 - Public Housing Area:

This area is the most architecturally dominated setting, located on the lower hillside in the southeast corner of Marin City.

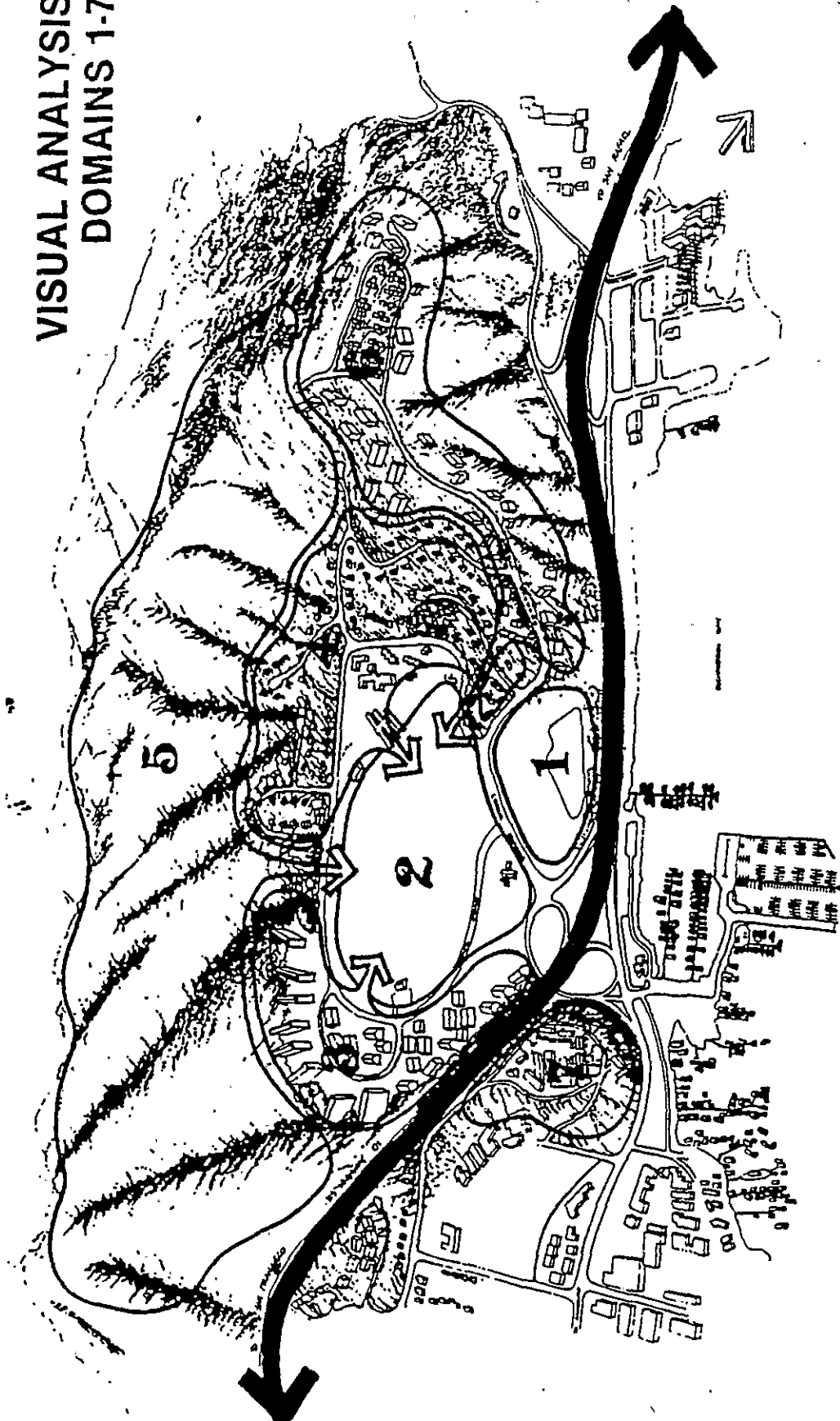
Domain 4 - Single family pole housing, apartments, and condominium mix:

This conglomerate of housing types occupies a distinct topographic unit on the west side of the bowl, from an elevation of 25 feet to 200 feet. The higher densities occur on the flatter topography down near the bowl bottom.

Domain 5 - Ridgeland Area:

This "natural" area of steep watersheds is the key contributing factor to the self-contained character of Marin City. A massive land form, this domain overlooks and dominates all other visual domains with the exception of Domain 6.

VISUAL ANALYSIS DOMAINS 1-7



MARIN CITY DEVELOPMENT PLAN MARIN COUNTY REDEVELOPMENT AGENCY



DAVID L. GATES & ASSOCIATES

CONSULTANTS

Donald Herico & Assoc.

Civil Engineers

Philip B. Williams, P.E.

Hydrologist

Lynn M. Swartz

Urban Land Economist



DANIFI M. GONZALES & ASSOCIATES

Domain 6 - The "Headlands" Development:

This area lies on the northwest ridge of Marin City and can be described as a series of terraces served by a cul-de-sac ridge road. The area does, not overlook the flat bowl bottom; rather it faces out to Mount Tam, Strawberry Hill, Tiburon, and the East Bay. While sharing the same entry as the remainder of Marin City, it is largely separated, visually and spatially, from the floor of the bowl.

Domain 7 - Foreground Borrowed Scenery:

This area has a significant visual impact upon Marin City but lies across U.S. 101 in Sausalito. This visually dominant knoll served to complete the enclosed felling of the ridgelands.

3.9 SOCIO-ECONOMIC CONTEXT

Marin City is a community which, until recently, has seen little change since the early 1960's. It is a predominantly black community with a high degree of residential stability. Marin City is almost entirely residential in use with a high proportion of public and assisted housing. Its population had declined from approximately 1,650 in 1970 to 1,300 in 1982 (primarily due to a reduction in family size), and increased to an approximate 1990 population of 2,000 residents. Based on 1990 census data, approximately 76% of the Marin City population is black, while this community has a median income of \$15,840, below the County's median of \$44,000. New residential development in Marin City, on the 'ridge' and in the bowl, would bring dramatic changes to Marin City in terms of increased population, income levels, land use patterns, and possibly racial composition. The major vacant parcel in the ridgelands area is zoned for a maximum of one unit per 2 acres and, therefore, has a potential for a maximum of 73 market rate units which could be increased slightly by inclusionary housing density bonuses provided for under State and County provisions. The bowl area of Marin City is zoned for residential and commercial uses with the potential to contain some use combination of up to approximately 370 residential units under the policies of this Plan.

3.10 POPULATION AND COMMUNITY

Marin City has long been confronted with various socio-economic problems which effectively restrain the mobility of its residents and restrict optimum development of the community. They include:

1. Small population base;
2. Lack of low (non-assisted) and moderate housing both within and outside of Marin City;
3. Community perception towards the outside governing jurisdictions;

4. Lack of employment opportunities and training for Marin City's unemployed residents.

3.11 LAND USE

Marin City's developed areas are primarily residential. The vacant bowl portion of Marin City is presently zoned for residential and commercial development, and the ridgeland area is zoned for residential development. This community plan will serve to further define the use, character, and intensity of potential development in the bowl area and the ridgeland.

3.12 TRAFFIC CIRCULATION

U.S. 101, via the Waldo Point-Marin City interchange, provides the only direct access to Marin City. Marin City's internal circulation consists of two 40-foot wide collector roads, Drake Avenue and Donahue Street, with residential cul-de-sacs and loop roadways extending from these two main streets. Marin City's internal circulation system is considered adequate to handle traffic generated from future commercial and residential development. However, the present design of the Marin City interchange is confusing and effectively restricts Marin City's accessibility. Improvements will have to be made to the Marin City side of the interchange if future commercial and residential development is to occur.

3.13 ECONOMICS

Marin City's economic base consists of a limited number of service type jobs, primarily in the social service sector. With the exception of Hayden's Market, there are no commercial uses which serve the community. A flea market is operated most weekends in Marin City. The flea market brings in revenue for community programs operated by the Community Services District. However, both buyers and sellers tend to be people who live outside of Marin City.

The Community Plan focuses on the approximately 56 acre, bowl area and 152 acre ridgeland which are the largest remaining vacant sites in Marin City with the only significant potential for providing future jobs and housing opportunities for the community.

The bowl area consists of four primary parcels,

- a. The 10.5 acre site located adjacent to Highway 101 in the bowl portion of Marin City. This site has historically contained a weekend flea market and is commonly known as the flea market site. In 1990, this site was acquired by the Marin City Community Land Corporation, a community based, non-profit organization;
- b. The 3.5 acre St. Andrew's Church site located on the southeast corner of the Donahue Street and Drake Avenue intersection;
- c. The 32 acre site located in the upland portion of the Marin City bowl. Originally, this site was owned by the Tamalpais Union High School District, and is commonly

known as the Tam Site. In 1990, this site was acquired by the Marin City Community Land Corporation, a community based, non-profit organization; and,

- d. The 10 acre Manzanita School site, located south west of the Tam site, and owned by the Sausalito School District.

The two major parcels, the flea market and Tam sites, are vacant. Together these sites constitute one of the major developable areas in Southern Marin. While Marin City offers a unique and strategic location for economic development, there are underlying constraints :

1. Poor image;
2. Conflict between community needs and regional demand;
3. Scale of development, regional vs. community;
4. Inadequate access to U.S. 101; and
5. Soils and hydrologic problems.

While these constraints have limited development in the past, they are solvable. The two most important issues which will face the community are the scale of development which will occur, and the ability of the existing community to economically benefit from the future development. In general, regionally oriented uses tend to be more economically viable than local community oriented uses. Though some regional commercial uses also provide necessary community services, depending on the specific uses, a regional commercial center could conflict with the strong community sentiment which desires local community serving uses and, perhaps more importantly, local community control. Because of Marin City's limited population, community oriented uses will have to be supported with 'outside' dollars. This will require a symbiotic mix of regional and community oriented uses. To this end, the community has formed a Community Development Corporation (CDC) for the purpose of increasing job and business opportunities for existing Marin City residents. The CDC is a vehicle which will allow direct participation of the community in the benefit of new development, both through job training and management programs and through ownership and development of the land within Marin City. The CDC Board of Directors has set a priority on ownership and development of land within Marin City, and, in cooperation with the Bridge Housing Corporation, created the Marin City Community Land Corporation to purchase the flea market and Tam sites. In 1990, this non-profit organization acquired title to these properties, and submitted a Master Plan application, for approval by the County of Marin, to develop these parcels.

3.14 COMMUNITY SERVICES

A variety of federal, state, and county funded programs are currently operating in Marin City; the majority focus upon pre-school education, child care, recreation, and counseling. The

Marin City Community Services District administers the largest recreation programs, and acts as Marin City's quasi-governmental body and 'umbrella' organization for other community service programs. The CSD's budget is not adequate to carry out its current programs, and it will not be able to expand its programs without additional funding sources. Since the passage of Proposition 13, the Gann Initiative, the prospect of finding additional public funds has become very unlikely. Future community service programs will have to be oriented either toward federally funded programs, or funded through a community based non-profit organization or private industry. If future commercial and/or industrial development in Marin City is to draw from the community's available labor force, expanded job training programs, as well as expanded day care programs, will be necessary.

3.15 PUBLIC TRANSPORTATION

Public transportation is provided by the Golden Gate Bridge Highway and Transportation District (to and from San Francisco) and the Marin County Transit District (intra-County). Marin City is a transfer point for the Golden Gate Transit system and, thus, is adequately served during the commute period. However, intra-county service is highly inadequate. This particularly affects the young, the elderly, the handicapped and others who do not possess, or have access to, automobiles. Current financial strictures suggest that it is highly unlikely that bus service for Marin City residents will be substantially improved in the near future.

3.16 WATER

Any further development within the elevation range of 150 to 330 feet will necessitate relocation of the existing storage tank as well as installation of a new tank. Development above the elevation of 330 feet would require installation of a pump at the new tank site, and an additional tank at an elevation of 630 feet.

The Marin Municipal Water District (MMWD) has limited long term water supply. Consequently, future development may be subject to limitations on the provision of new water service. Any development in Marin City would contribute to the need for new water supply and water systems. Until MMWD is able to ensure an adequate long term water supply for properties within their jurisdictional boundaries, they will not provide water for domestic or commercial consumption to new development in Marin City. This represents a significant development constraint.

3.17 SEWER COLLECTION

The capacity of the existing sewer system is adequate to handle both projected commercial development of the low-lying area of Marin City, and residential development of the ridgelands area. However, the Sanitary District has declined to accept the system until a variety of improvements are made. In 1985, the Marin County Redevelopment Agency, in conjunction with the Department of Public Works, completed construction of a new pump station and replaced sections of the existing sewer line. The Sausalito/Marin City Sanitary District continues to refuse acceptance of the sewer system because the system does not meet

their current development standards. As of 1990, the Sausalito/Marin City Sanitary District treatment facilities were operating near capacity.

In conclusion, Marin City is a community which is currently undergoing significant change. The new residential development will be straining Marin City's environmental and social fabric. The potential commercial and residential development in the bowl area and remaining ridgeland can either further aggravate, or balance, Marin City's present sense of community.

4. COMMUNITY PLAN GOALS AND RECOMMENDATIONS

Marin City is unique among Marin County communities. Its uniqueness lies in terms of its ethnic makeup, natural setting, and economic development potential. The purpose of this Community Plan is to insure that any new development in Marin City will serve to preserve and enhance both the existing community and its natural setting. The following goals and policies are the standard by which Marin City's future growth will be guided.

4.1 GOALS

4.1.1 Social Goals

New development should provide for the needs of Marin City residents in terms of jobs, housing opportunities, and community services. It should also foster a sense of community identity through its design and through the creation of opportunities for interaction among community residents and others in the County.

4.1.2 Community Participation Goals

New development should be designed so as to promote and protect the interests of Marin City's minority and long-term residents. All projects should be approved only after full impact and review by these residents. Participation and control by residents over future development can most fully be ensured only when residents are integrally involved as owners and developers. The resident based Marin City Community Development Corporation (CDC), in conjunction with Bridge Housing Corporation, has formed the Marin City Community Land Corporation, a non-profit organization. In 1990, this organization acquired title to the Tam and flea market sites and has applied to develop these properties in order to further the policies of the Community Plan.

4.1.3 Economic Goals

Any new commercial, industrial, or housing development should be designed to increase the economic self-sufficiency of the Marin City community and its minority and long-term residents. The Marin City Community Land Corporation owns the commercial land located in Marin City. In 1990, they entered into a joint venture with private developers and, through a lease agreement, have arranged to obtain a share of business profits for local community reinvestment. Projects should be designed to benefit minority and long-term residents by

providing suitable opportunities for employment, job training, business subcontracts, management, and ownership. New development should provide a balance between regional and community oriented uses.

4.1.4 Environmental Goals

New development should be designed to account for Marin City's environmental constraints, including natural hydrologic systems, geologic stability, and natural vegetation systems.

4.1.5 Visual Goals

New development should protect and enhance Marin City's natural and human environments, at both countywide and community scales, through retention of natural hillsides and proper development of the bowl area.

4.2 GENERAL POLICIES

4.2.1 Environmental Policies (EP)

EP 1. Improve the hydrologic system to minimize flooding hazards .

EP 1.1 Preserve and reclaim the existing stream channels and watersheds areas in the ridgelands.

EP 1.2 Enlarge the holding capacity and resurrect the indigenous character and habitat of the flea market pond area.

EP 2. Restore and enhance Marin City's vegetation systems and wildlife habitat areas.

EP 2.1 Maintain the ridgeland's diverse vegetation blocks i.e., oak/bay, grassland, coastal brush lands.

EP 2.2 Insure that development will not alter significant tree massings or existing natural drainage patterns.

EP 2.3 Control introduced or invasive plant species, i.e., Eucalyptus and French Broom and prohibit the further introduction of such species.

EP 2.4 Restore tidal action to the pond area and allow pond/marsh system to revegetate.

EP 3. Recognize the existing environmental constraints and avoid them, where possible, in locating new development and/or infrastructure improvements.

- EP 3.1 Design and build development in the Ridglands to conform with existing hillside grades. Extensive grading and excavation (including roadways) should not be permitted.
 - EP 3.2 Avoid development in steeply sloping swale areas, on or adjacent to steep slopes (40 percent or greater), and in areas within or adjacent to active slide areas.
 - EP 3.3 Avoid locating major architectural elements and infrastructure in the areas of deep or uneven patterns of Bay mud, except where those architectural elements can economically justify greater construction costs.
 - EP 3.4 Any development in the bowl area of Marin City should be designed to minimize the impacts from differential settlement.
 - EP 3.5 Concentrate development on more stable soils along the bowl perimeter, or on properly engineered building pads which have been filled above flood elevation.
- EP 4. Recognize and enhance Marin City's bio/climatic environment through proper site planning techniques to create outdoor areas within the 'human comfort zone' and minimize energy requirements of new development.
- EP 4.1 Create the concept of 'positive' outdoor space in outdoor use areas by the use of landscaping and buildings to enclose the space. Orient these 'positive' outdoor spaces to the southern sides of buildings to create 'solar pockets'.
 - EP 4.2 Utilize building form and vegetation to create 'wind breaks' from prevailing winds.
 - EP 4.3 Buffer major use areas from freeway noise conditions.

4.2.2 Traffic Circulation Policies (TP)

U. S. 101 via the Waldo Point-Marin City Interchange provides the only access to Marin City. Marin City's internal circulation consists of two 40-foot wide collector roads, Drake Avenue and Donahue Street, with residential cul-de-sacs and loop roadways extending from these. Presently, the Waldo Point-Marin City interchange is functioning over capacity at certain times of the week, effectively restricting Marin City's accessibility. The viability of future development in Marin City will depend on improving vehicle access to the community.

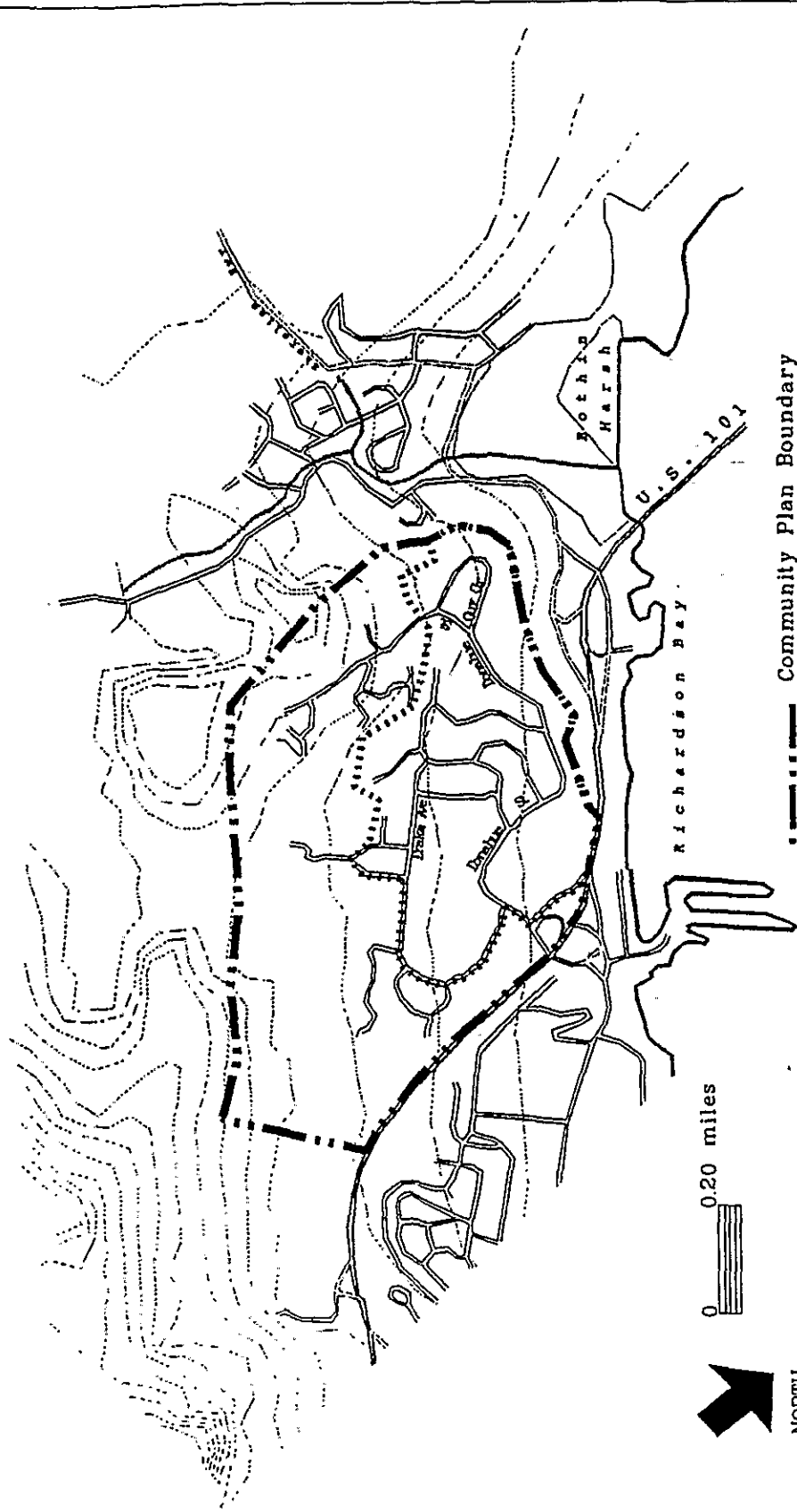
The proposed circulation system is shown on the Circulation Map. The existing Marin City circulation system will remain unchanged with the exception of Donahue Street and the area

adjacent to the Waldo Interchange. All improvements to the roadway system shall be reviewed for compliance with the governing standards established by the California Department of Transportation and Marin County Department of Public Works. Improvements to the Waldo Interchange and to the roadways that are internal to Marin City may include the following (refer to Interchange Scheme):

1. The realignment of Donahue Street between the Waldo Interchange and Drake Avenue.
 2. Extending the exit ramp from U. S. 101 to the new access road creating a "T" intersection.
 3. Constructing new interior roads to serve future residential and commercial development.
- TP 1. Improve the accessibility of auto and transit to Marin City via improvements to the Marin City/Waldo Interchange.
- TP 1.1 Develop an interchange design which meets the minimum traffic requirements for Marin City/Sausalito. Emphasize transit solutions because of fiscal limits and energy conservation needs.
 - TP 1.2 Redesign access with preference given to Marin City ingress and egress.
 - TP 1.3 Eliminate the secondary access roads concept (south to Sausalito-Rodeo Avenue - along the ridge and north to Tam Valley) as traffic access solutions for Marin City. The south route is precluded by the GGNRA and the north route would feed into the already burdened Tennessee Valley Road intersection. A second access road would also reduce the cohesiveness of the community.
- TP 2. Separate heavy commercial oriented traffic from residential areas.
- TP 2.1 Locate heavy commercial/industrial uses as close as possible to the main access point (Waldo Interchange).
- TP 3. Encourage the development of the pedestrian oriented rather than auto oriented internal circulation system for Marin City.
- TP 3.1 Develop an extensive pedestrian/bike path system for Marin City.
 - TP 3.2 Link major community uses via an internal pedestrian system.
 - TP 3.3 Create a strong link to the County bikeway system along Richardson Bay.

MARIN CITY

Marin City Community Plan Circulation Map



Community Plan Boundary

Redevelopment Agency Boundary

0 0.20 miles

NORTH

This map was developed for General Plan purposes. The County of Marin is not responsible or liable for use of this map beyond its intended purpose.

TP 4. Improve public transit service for existing and future Marin City residents (both commute and intra-county service).

TP 4.1 Work with Golden Gate Bridge, Highway and Transportation District and Marin County Transit District on programs to increase transit convenience and ridership.

TP 4.2 Concentrate development to create several bus stop locations thereby making transit more accessible to all residential areas.

TP 4.3 Provide bus stops at heavy use activity areas to encourage use of transit and provide people watching activities for waiting riders.

4.2.3 Land Use Policies (LP)

LP 1. Create a multifunctional land use mix in Marin City, thus making it as self-sufficient as possible.

LP 1.1 Balance Marin City's residential orientation with commercial, industrial, and community service uses.

LP 1.2 Develop a mutually supportive land use mix in the bowl area which is self sustaining and serves the existing residents as well as people outside Marin City.

LP 1.3 Emphasize uses which provide community benefits in terms of services, employment, and tax base.

LP 1.4 Provide opportunities for high employment generating uses such as industrial and/or institutional uses.

LP 2. Maintain a mix of income levels in Marin City's residential development.

LP 2.1 Retain Marin City's Public Housing stock as low income housing.

LP 2.2 Provide a minimum of 30 percent moderate income units as part of new residential development where feasible. All other programs will be pursued to provide a higher percentage if possible.

LP 2.3 A moderate to middle income project should be developed as part of any bowl area development. Elderly housing, if practical, should be a first priority.

LP 2.4 Encourage rental housing projects.

LP 3. Provide community uses which will serve Marin City's existing community.

LP 3.1 Develop a park to serve the community.

LP 3.2 Expand social services and daycare centers.

LP 3.3 Create a Black Cultural Center in Marin City.

LP 4. Insure a balance between regional serving and community serving commercial uses.

LP 4.1 Provide for regional commercial or industrial uses in the bowl area which will increase daytime population, bring dollars to the community and expand job opportunities. These uses should be in locations that are most accessible and visible from the freeway.

LP 4.2 Encourage ownership or joint venture opportunities for community based organizations in new development.

LP 4.3 Provide for neighborhood serving commercial uses in the bowl area.

4.2.4 Community Social Policies (CP)

CP 1. Recognize and enhance Marin City's ethnic identity.

CP 1.1 Provide for more self determination in community issues by expanding the role of the Community Services District. (Note: this will require additional revenues to the CSD budget.)

CP 1.2 Continue to support the Marin City Community Development Corporation (MCCDC) to participate in the economic development opportunities of Marin City.

CP 1.3 Encourage community 'happenings' to emphasize Marin City's cultural heritage.

4.2.5 Design Form Policies (DP)

DP 1. Create an over-all community design that will make Marin City visually coherent and understandable to community residents and people entering from the outside.

DP 1.1 Redesign Marin City's entrance to create a positive image and 'sense of arrival.'

DP 1.2 Locate major commercial development as the visual focus from U.S. 101.

- DP 1.3 Locate community serving development around the open space network.
- DP 2. Preserve the ridgeland's major scenic natural features.
 - DP 2.1 Designate the ridgeland areas as part of the Wolfback Ridge to Tennessee Valley Community Separator in the Marin Countywide Plan.
 - DP 2.2 Preserve significant natural features in their natural state through careful site design in any development.
 - DP 2.3 Retain significant tree masses and the natural drainage system in ridgeland areas.
 - DP 2.4 Protect the GGNRA Oakwood Valley view of the ridgeline in any development plan.
 - DP 2.5 Visual qualities and view potential of both natural and human settings shall be considered equally with other factors in any project or operation review.

4.2.6 Open Space Policies (OP)

OP 1. Open space in Marin City has three basic functions:

- OP 1.1 Open space/recreational improvements to link Marin City's residential commercial and community use areas.
- OP 1.2 A hydrologic system which acts as a flood plain area.
- OP 1.3 A dominant open space and viewshed element for the entrance to Marin City. It should become the central focus and set the spatial relationship for development in the bowl area.
- OP 1.4 At least 10 acres of open space and recreation area should be provided in Marin City.

LS 4.3 LAND USE POLICIES FOR SUB-AREAS (LS)

The land use descriptions which follow are to be considered in conjunction with Figure 1: "Marin City Community Proposed Land Uses" and Map 1, "Marin City Community Plan Land Use Map".

The allowed uses of any parcels of land under this Plan are not contingent on the ownership.

LS 4.3.1 Area 1 - Public Housing

This area consists of 300 public housing units owned and operated by the Marin City Housing Authority. This area provides needed housing for low income residents of Marin County, and should remain in public ownership. Other affordable housing opportunities should be provided in Marin City and elsewhere for Public Housing residents whose income has increased, or whose housing needs have changed (for example, the elderly).

LS 4.3.2 Area 2 - Residential/Commercial

This area is to contain a combination of residential, open space, industrial, institutional, community serving and commercial uses. The Community Plan establishes general land use designations only. Specific uses, density, areas (size and location) will be determined by review of specific development proposals and development guidelines contained in the Marin City Redevelopment Plan. This disposition and development should be consistent with and in furtherance of the Redevelopment purposes these land parcels were originally intended to serve, namely, the promotion of the social and economic well-being of the minority and long-term residents of Marin City.

Residential:

The residential component of this subarea should provide housing opportunities for Marin City and Marin County moderate and middle income families. In addition, senior citizens housing could be located in this area. A maximum of 370 units is appropriate for this area and should be a mixture of rental and owner-occupied housing.

Industrial/Commercial/Institutional:

This component is intended to provide for employment generating and vocational training uses. Commercial/industrial uses in conjunction with a regional education and vocational training facility are to be encouraged. Development proposals should be evaluated according to job generation and community based economic development potential. Additionally, the visual and traffic impacts of proposed development to the surrounding residential areas should be carefully considered.

Public Facilities:

Existing Public Facilities are the Manzanita Center and the Community Services District offices, located in the Harriet Tubman building, the fire and sheriff sub station, the Marin City Senior Center, and the Marin City ballfields. This component is to allow for public facilities necessary to provide services and recreational opportunities to Marin City residents.

MARIN CITY COMMUNITY PLAN PROPOSED LAND USES

<u>SUB AREA</u>	<u>LAND USE OPTION</u>	<u>MAXIMUM DENSITY/INTENSITY</u>	<u>COMMUNITY OWNERSHIP POTENTIAL</u>
1. PUBLIC HOUSING (Public Housing * 13units/acre)	Public Housing	300 units 31 acres	Housing Authority of the County of Marin
2. RESIDENTIAL COMMERCIAL (RC)*	Low/moderate income residential Duplexes, townhouses, or apartments Community serving commercial retail Public facilities and community services Offices	32 acres 11-34 units/acre FAR 0.6	Private for sale housing. Rental housing owned by community non-profit.
3. OPEN SPACE	Pond, recreation, open space (Scattered throughout the community)	10 acres	Public ownership and operation of facilities
4. PUBLIC FACILITIES (PF)*	Childcare center, government offices, police and fire substation, schools, senior center	5 acres	Public ownership and operation of land and facilities
5. GENERAL COMMERCIAL (GC)*	Church, offices, commercial retail, hotel, public and community facilities, restaurant	15 acres FAR 0.6	Land owned by community non-profit
6. SINGLE FAMILY (SFG)*	Residential single family	35 acres 4-7 units/acre	For sale housing privately owned
7. MULTI FAMILY (MF 2,3,4)*	Multi-family residential	60 acres up to 35 units/acre	Housing a mixture of market rate and subsidized rental and ownership units.
8. RIDGELANDS (PLANNED RESIDENTIAL) (PR)*	Low density residential	165 acres up to 0.5 units/acre	For sale housing privately owned

SOURCE: Marin County Planning Department LANDTRAK System, 1992. Acreages are approximate.

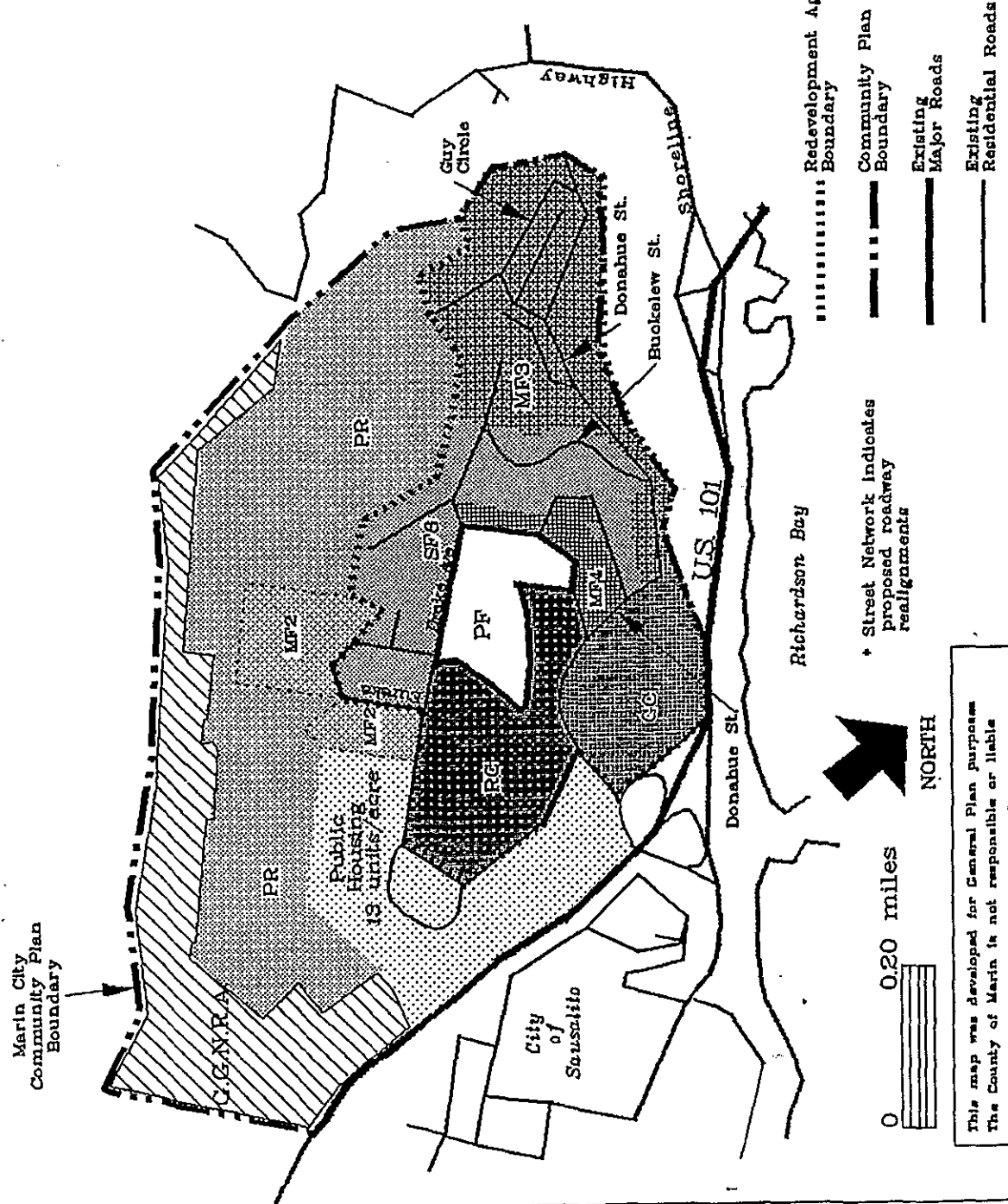
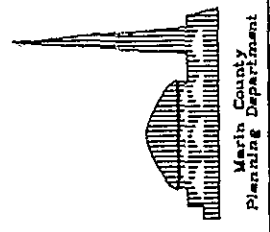
*Designation on Marin City Community Plan Land Use Map

Land Use Policy 1991

Marin City Marin City Community Plan Land Use Map

- 1. Public Housing (13 units/acre)
- 2. Residential Commercial (RC)
- 3. Golden Gate National Recreation Area
- 4. Public Facility (PF)
- 5. General Commercial (GC)
- 6. Single Family (4-6 units/acre) (SF6)
- 7. Multi Family (34 units/acre) (MF4)
- Multi Family (6-10 units/acre) (MF3)
- Multi Family (1-4 units/acre) (MF2)
- 8. Planned Residential (PR) (1 unit/2-10 acres)

Comments FAR = Floor Area Ratio
Source Assessor's Parcel Book Zoning
Overlays as of January 1991



Commercial:

The commercial component of this sub-area is intended to provide for community activities. Proposed uses would include community serving commercial and social uses. Particularly, a Black Cultural Center, where cultural arts and innovative teaching programs could be developed is encouraged. Priority should be given to early development of neighborhood commercial activities by present Marin City business people.

Area 3 - Open Space: Open space shall be scattered throughout site and involve the pond.

Area 4 - Public Facilities: Public facilities shall be located as designated on the attached map and include the ballfield, the recreation center, the Senior Center, the school buildings, and the public safety areas.

Area 5 - General Commercial: This area would be oriented to regional commercial uses to expand Marin City's job and tax base. St. Andrew's Presbyterian Church is located on this site and will be allowed to remain as an existing use. If relocation is desired, it is recommended that it be relocated to a nearby site in Marin City, in order to retain its important function as both a focal point at the entrance to the community, and a link to the rest of the County. As this area is located within the redevelopment area boundaries for Marin City, community based economic development proposals by the Marin City Community Development Corporation should be given priority consideration in the ultimate disposition of land.

Area 6 - Single Family Residential, Greater than 4 Units Per Acre: This area consists of 186 single family and co-op apartment units. The area is to remain as is with the exception of allowing second unit additions to increase housing opportunities for low and moderate income people. Second unit additions would have to meet all County building and zoning standards and would require code amendments.

Area 7 - Multiple Family Residential, (MF 2, 3, 4): This area consists of two major areas, the Headlands, and Braun Court. The Headlands contains 433 apartments and town house condominium units. It is essential that the County's requirements for 20 percent moderate income units be enforced and that the conversion of rental units to condominiums be prevented.

Braun Court contains very steep slopes, and the existing Planned district zoning enables the clustering of development, thereby creating design flexibility.

Braun Court is appropriate for the development of 13 detached, single family residences of the conventional size (over 2,000 square feet in floor area). A larger number of units, up to 40 units on the site, may be appropriate where the increased density is needed to promote the production of housing affordable to low/moderate households. The appropriate number of units within the range of 13 to 40 dwelling units on this site should be determined in accordance with the following criteria:

1. The number of units will not exceed the physical capacity of the site and will not substantially increase the visual, traffic, or hydrologic impacts beyond those which would result from 13 single family homes.
2. As the number of units increases above 13, dwelling units will be developed primarily as attached townhouses or apartments with a smaller average unit size and attached building form. At the upper end of the range, the maximum average unit size would be 800 to 1,000 square feet.
3. As the number of units increases above 13, a greater proportion of the units will be reserved for low/moderate income households and/or will have deeper subsidies to enable lower income households to afford them. At the upper end of the range, a minimum of 50% of the units should be affordable to and reserved for low/moderate income households. Where the project will provide more than 10% of the project's units affordable to lower income households, the percentage of the project that must be reserved for low/moderate income households may be reduced to less than 50% where it is determined that such a reduction is necessary to allow the deeper subsidy needed for lower income units.

Where the property is rezoned in conjunction with a development proposal which includes low/moderate income housing, the zoning density should be established taking into consideration the use of any density bonuses for the provision of low/moderate income housing that may apply to the site.

Area 8 - Planned Residential (PR): This entire area consists of steep, densely wooded ravines, and gently sloping ridges and knolls. The area provides valuable natural watershed and wildlife habitat areas. It serves as part of the Wolfback Ridge to Tennessee Valley Community Separator in the Countywide Plan as well as being a major scenic open space viewed from many urbanized areas in southern Marin. This area is only accessible from the northern ridge line (Area 5) and continued development will over extend this access point. Low density Residential Multiple Planned District Zones (RMP) which allow clustering of residential units would be appropriate for the ridgeland area. Additional less restrictive RMP districts may be allowable for parcels on the lower portions of the ridgeland adjacent to existing development and having direct access to the existing Marin City road network.

4.4 COMMUNITY BASED ECONOMIC DEVELOPMENT POLICIES (ED)

Much of the Marin City community has lived there since the present housing was constructed through the Urban Renewal process (both public and private housing). However, they have participated minimally in development decisions.

The major emphasis in this Community Plan is the shift in character for Marin City from a primarily residential community to a community with a full range of residential, community serving and regional uses. If the plan is to succeed, the existing community must participate

meaningfully in the decision making process as well as the economic benefit of the new development. This participation can and should take many forms including but not limited to:

ED 4.4.1 Economic Development Policies (ED)

- ED 1. Promote community ownership of land and participation in development proposals within Marin City by the Marin City Community Development Corporation.
- ED 2. Promote affirmative Action Programs for construction jobs, permanent employment, and housing programs.
- ED 3. Increase social, day care, and recreation programs.
- ED 4. Increase ownership and management opportunities of commercial development for Marin City residents.
- ED 5. Increase political autonomy through the Community Services District.

5. IMPLEMENTATION MEASURES (EPI)

The implementation measures which follow direct various agencies of the county to enforce the policies and goals outlined for each topical area discussed in this plan.

EPI 5.1 Environmental Policy Implementation

- EPI 5.1.1 The Marin County Planning Department shall review all development applications to ensure that the improvements to the hydrologic system, including the pond, are made.
- EPI 5.1.2 The Marin County Planning Department shall review proposed hydrologic improvements with the Department of Public Works to protect lives and property from hazards from flooding, differential settlement, and seismic activity.
- EPI 5.1.3 The Marin County Planning Department shall review development applications to ensure protection of significant tree massings, vegetation blocks, and natural drainage patterns.
- EPI 5.1.4 The Marin County Planning Department shall modify development applications which introduce invasive or non-native plant species to the Marin City Community to reduce or eliminate the impacts of new vegetation types on existing natural systems.

EPI 5.1.5 The Marin County Planning Department shall review and condition development applications to encourage energy conservation, solar pockets, wind breaks, and buffers from freeway noise.

TI 5.2 Traffic and Circulation Implementation (TI)

TI 5.2.1 The Marin County Redevelopment Agency and Department of Public Works shall coordinate with Caltrans to plan and provide for the development of improvements to the Waldo Interchange.

TI 5.2.2 The Marin County Planning Department shall review and condition development applications to locate high traffic generating uses close to the Waldo Interchange while encouraging non-automobile transportation within Marin City through pedestrian and bike paths through the community.

TI 5.2.3 The Marin County Planning Department, Redevelopment Agency, and the Department of Public Works should work with appropriate transit agencies to increase transit service and ridership in Marin City. The Planning Department shall transmit improvement plans to the affected transit agencies for their review and comment.

LI 5.3 Land Use Implementation (LI)

LI 5.3.1 The Marin County Redevelopment Agency shall encourage mixed-use developments which serve the residents of Marin City through the provision of technical and financial assistance as provided for in the Redevelopment Plan.

LI 5.3.2 The Marin County Planning Department shall require that a minimum of 30% of the units in Marin City housing developments be affordable to moderate income households.

LI 5.3.3 The Marin County Planning Department shall require the development of moderate income housing as a part of any bowl area development.

LI 5.3.4 The Marin County Planning Department and Redevelopment Agency shall target funds available through the Community Development Block Grant Program, the Housing Trust Fund, and Tax Increment subsidies to encourage rental housing in Marin City.

LI 5.3.5 The Marin County Redevelopment Agency should consider using available future funds to support the construction of community use facilities as provided for in the Redevelopment Plan.

SI 5.4 Community Social Implementation (SI)

SI 5.4.1 The Marin County Redevelopment Agency should consider providing technical assistance to the Community Services District in projects related to development.

SI 5.4.2 The Redevelopment Agency should support the leadership of the Marin County Community Development Corporation through development and technical assistance activities.

DI 5.5 Design Form Implementation (DI)

DI 5.5.1 The Marin County Planning Department shall enforce the design policies of the plan through Master Plan, Precise Plan, and Design Review procedures.

OS 5.6 Open Space Policy Implementation (OS)

OSI 5.6.1 All development applications shall be reviewed to ensure adequate open space for new Marin City residents.

LSI 5.7 Land Use Sub-Area Policy Implementation (LSI)

LSI 5.7.1 The Land Use Sub-Area policies of this plan including all maps and table shall serve as the general plan land use designations for Marin City and be enforced through the development review process.

LSI 5.7.2 The County shall review specific development proposals and evaluate the adequacy with which they accomplish the goals and objectives of the Marin Countywide Plan, the Marin City Redevelopment Plan, the Marin City Community Plan, and to ensure conformance with the development standards of the governing zoning district.

LSI 5.7.3 Construction of necessary public improvements, i.e., Waldo Interchange improvements. A financial program should be developed with the Redevelopment Plan which specifies the financial mechanism for funding the improvements necessary.

LSI 5.7.4 The Community Development Corporation shall work with the Marin Municipal Water District to ensure the availability of a long range water supply.

LSI 5.7.5 The Community Development Corporation shall work with the County to create facilities and programs to train Marin City residents so that they are able to participate, as business people and as a labor force, in future commercial development in Marin City.

LSI 5.7.6 The County and Marin City Community Development Corporation shall work with the Marin City/Sausalito Sanitary District to bring the existing facilities into compliance with their requirements for annexation.

LSI 5.7.7 The County shall work with the Department of Housing and Urban Development (HUD) to acquire, as a part of the road right-of-way, that portion of the Housing Authority Land which would be affected by the necessary interchange improvements.

CDI 5.8. Community Based Economic Development Implementation (CDI)

CDI 5.8.1 The County shall work with the Marin City Community Development Corporation to encourage community ownership of property located in Marin City and to ensure community participation in the review of specific development proposals.