

MARIN COUNTY PLANNING COMMISSION WORKSHOP MINUTES
March 9, 2004
Marin County Civic Center, Room #328 - San Rafael, California

Commissioners Present: Allan Berland, Chairman
Steve Thompson, Vice
Hank Barner
Ray Buddie
Don Dickenson
Wade Holland
Jo Julin

Commissioners Absent: None.

Staff Present: Alex Hinds, Agency Director
Michele Rodriguez, Principal Planner
Dan Dawson, Senior Planner
Alexandra Morales, Planning Commission Secretary

Minutes Approved on: **May 10, 2004**

Convened at 4:30 p.m.
Adjourned at 7:10 p.m.

OPEN TIME FOR PUBLIC EXPRESSION, LIMITED TO THREE MINUTES PER SPEAKER

None.

1. MARIN COUNTYWIDE PLAN UPDATE – THE BUILT ENVIRONMENT ELEMENT

Public workshop focusing on the on the Built Environment Element.

Chairman Berland explained the process for conducting the public workshops and hearings on the draft Countywide Plan.

Alex Hinds, Agency Director, introduced members of the working groups present, including Sue Beittel, Nona Dennis, Cecilia Zamora, and Tim Rosenfeld. He began his presentation by briefly summarizing the key trends and issues of the Community Development and Land Use, and Housing and Community Design sections, as well as the Plan's strategies. He noted that no decisions by the Commissions could be made at a public workshop. With regards to the Housing Element, he noted that all policies and programs will remain unchanged from the recently adopted document.

The Commission and staff discussed water heaters, cross ventilation vs. air conditioning of homes, and per capita non-renewable energy use countywide.

Members of the Audience were invited to comment.

Margaret Ket Zegart, Mill Valley resident, made the following comments: 1) the Baylands Corridor should include inner areas in Tiburon and San Rafael; 2) Page 3-38 – reword language so that employee housing is required in Recreational Commercial and Industrial zones; 3) Page 3-67 –provide incentives to encourage the use of alternative technology; 4) agricultural scenarios should be recreational and land use; and 5) Figure 3-3 – require greater design diversity in high density areas.

Concerned resident Mike Gresser commented on green architecture.

Nona Dennis suggested that this section be reworked to include more information regarding green building materials and asked for clarification as to how LEED related to building materials.

David Coury suggested exploring the impacts an increase in population would have on energy sources, pollution, and land use.

Bob Berner, MALT, pointed out that the increase in housing for low and very low income occupants will not be significant, and that it will be lower in cost and energy consumption.

Although no Planning Commission decisions were made or direction provided as part of the workshop, Commissioners expressed individual comments and concerns on this section.

Commissioner Dickenson:

- Page 3-3, second bullet – verify whether development still focuses on the construction of low-density and expensive single family homes.
- Page 3-6, Housing – verify for accuracy.
- Page 3-10, Baylands Corridor – Indicate that this is in addition to the Bayfront Conservation Zone.

- Page 3-12, Figure 3-1 – Does not reflect key sites, i.e., Bel Marin Keys, Gness Field. Density should be calculated at the low end on environmentally sensitive lands, rather than the mid density range. Consider including a program in order to implement.
- Page 3-14 - The Environmental Corridors map should be in the introductory section chapter and should reference previous Plan positions.
- Page 3-15, Figure 3-2 – Should be moved to either the Introduction section or the Natural Systems Element.
- Page 3-22, CD-5.1 – Include the concept of constraints.
- Page 3-22. CD-5-2 – It is highly unlikely that below market rate housing will be able to pay its fair share of the cost of public facilities, and services and infrastructure. Therefore, it should be noted that either existing residents will subsidize the public services or that public services will be reduced.
- Page 3-24, CD-5.g – Clarify incentives to encourage Transfer of Development Rights (TDRs).
- Page 3-38 – Language should be strengthened to require the provision of low and very low income employee housing in Recreational Commercial and Industrial areas.
- Page 3-54 – Clarify calculating density for ridge and upland greenbelt subdivisions.
- Page 3-87, EH-3.m – The Corte Madera Creek project should not be included given its controversy.
- The Plan does not acknowledge impacts from commercial development. Provide the rationale for not decreasing commercial square footage.
- Maps 3-2.a and 3-2.b should not be in the Built Environment Element. Map 3-2.b should be enlarged and should include all zones and lands protected.

Commissioner Barner:

- Page 3-19, CD-3.1 – Consider adding a statement requiring that scale of businesses be consistent with septic requirements.
- Page 3-26, Program CD-6.a – Explain why annexation of urbanized areas should be promoted and clarify whether this would apply to Novato. Consider changing the title.
- Page 3-33 – The proposed land use categories for areas with limited public services and/or physical constraints are not appropriate.
- Page 3-51, DES-3.c – Add language stating that gated communities result in the fragmentation of the social, political, educational, and economic environment.
- Page 3-66, EN-1.2 – Provide incentives for the use of solar energy.
- Page 3-87 – Add language addressing outdoor fireplaces.
- Page 3-96 – Add “redevelopment” as an option.

Commissioner Holland:

- Page 3-28, CD-8.1 – Check for consistency between the use of the words “land use categories” and “land use designations”.
- Page 3-52, Sense of Proportion – Explain the 1:1 scale proportion.
- Page 3-77 – Date the caption below the photo (1995).
- Page 3-95, Limited Population – Take a position on the projected figures.
- Maps 3-2.a and 3-2.b – Same as Commissioner Dickenson.

Commissioner Berland:

- Page 3-26, Program CD-6.a – Same as Commissioner Barner to eliminate the term estates from the land use category.
- Pages 3-31 and 3-36 – Consider removing the 1,800 square foot cap for low and very low income employee housing.
- Page 3-33 – Same as Commissioner Barner to eliminate the term “estates” from the land use category.
- Page 3-73, third benchmark – Verify accuracy of kwh per capita.

- Include a side-bar on costs and benefits of energy efficiency programs and provide information regarding cost and consequences.
- Page 3-33 – Same as Commissioner Barner. Consider removing this paragraph or renaming it “Rural Residential”.

Commissioner Julin:

- All Baylands Maps should be titled “Proposed” Baylands Map.
- A larger version of the ridge and upland greenbelt map would be beneficial.

Commissioner Thompson:

- Page 3-32, Figure 3-3 – Design of replacement roofs should not be “A” peak.
- Page 3-38 – Same as Commissioner Dickenson.
- Page 3-73 – Include an indicator to reduce consumption overall.
- Include a side-bar on costs and benefits of energy efficiency programs and provide information regarding cost and consequences.
- Energy efficiency should be referenced throughout the Plan.

Mike Drescher, concerned citizen, suggested adding discussion regarding energy gains vs. consumption.

The Commission adjourned at 7:10 p.m. continuing the workshop to March 10, 2004.