

Community Development and Land Use

Planning for the Future — Important Trends and Issues

- **Most of the Land in Marin is Protected.** More than three-fourths of Marin County's land is protected from development. Nearly 85% of the county consists of open space, watersheds, tidelands, parks, and agricultural lands.
- **Limited Land is Available for Development.** Only 11% of Marin's land area has been developed. Another 5% is potentially available for future development, and most of this land is in cities. Most remaining vacant land is constrained by traffic and/or environmental issues.
- **Population Growth is Slow.** Marin County is the slowest-growing county in the Bay Area. Population growth averaged $\frac{3}{4}$ percent per year between 1990 and 2000. Future growth is expected to remain slow.
- **Job Growth is Increasing.** Job growth increased during the 1990s. More residents are holding jobs and the number of jobs in the county increased. However, many Marin residents travel outside of the county to higher paying jobs, and workers commute into the county for lower-paying local jobs.
- **Commercial Development Supports Jobs.** Future increase in jobs depends, in part, upon the development of land designated for commercial and industrial activities.

Community Development and Land Use

Strategies Established in the Current 1994 Countywide Plan

- **Continue to Implement an Overall Land Development Strategy Based Upon Three Environmental Corridors.** Since 1973, the Countywide Plan has used three environmental corridors to guide development.
 - **The Coastal Recreation Corridor** is designated for federal parklands, recreational uses, agriculture, and the preservation of small communities.
 - **The Inland Rural Corridor** is designated for agriculture and compatible uses and for the preservation of small communities.
 - **The City-Centered Corridor** is designated for urban development and for protection of environmental resources.
- **Plan for Future Housing Units.** The current Countywide Plan projects a maximum of 34,048 residential units in unincorporated Marin County at build-out. The Plan identifies the Richardson Bay, Las Gallinas Valley and Novato planning areas as having the greatest potential for housing development.
- **Plan for Future Commercial Space.** The 1994 Plan projects a maximum of 4,780,850 square feet of commercial development in unincorporated Marin County at build-out. The Plan identifies Novato and East San Rafael for most of the commercial development.
- **Establish Plans for Individual Planning Areas.** The current Countywide Plan designates land uses and densities for unincorporated areas of the county. The Plan specifies an interim land use designation for the St. Vincent's/Silviera properties during the City of San Rafael's planning process for future use of these lands. The Plan designates San Quentin for continued use as a state prison.

Community Development and Land Use

Strategies Proposed in the Draft 2004 Countywide Plan

- **Establish a Fourth Environmental Corridor - the Baylands Corridor.** Establish a fourth environmental corridor to extend protection to marshes, tidelands, and diked lands along San Francisco Bay. Restrict development on baylands and identify baylands as a priority for open space acquisition and restoration.
- **Reduce Development on Sensitive Lands.** Decrease development potential on environmentally sensitive lands outside urban areas and West Marin villages.
- **Redirect Development to Urban Areas.** Increase development potential in the City-Centered Corridor at selected sites by encouraging mixed use redevelopment of commercial centers, such as Strawberry and Marinwood.
- **Maintain Levels of Housing and Commercial Development.** Allow the same maximum number of residential units and commercial square feet at build-out as the current Countywide Plan.
- **Establish Policies for the St.Vincent's/Silveira Lands.** Designate the 1,230 acre site for agriculture and conservation, allowing one residential unit per ten acres and agricultural, tourism, and public and quasi-public uses, clustered on 5% of the site. Allow 100 additional housing units affordable to low and very low income households.
- **Support the Reuse of San Quentin as a Transit-Oriented Community.** Consider the development of a compact, transit-oriented village at the site. Prepare detailed development plans if the State decides to close the prison and the land comes under the County's jurisdiction.

- **Marin has a High Proportion of Low Density, Single Family Homes.** Most housing construction has focused on low-density and expensive single-family houses. This has consumed relatively large amounts of land for a small number of residents and has created houses that are affordable only to those with high incomes.
- **Most Housing is Not Located Near Jobs, Services or Transit.** Most new housing is inadequately connected to downtown areas and is not within walking distance of shops, schools, and other services. This has contributed to an increasing number of vehicle trips countywide.
- **Community Design is Oriented to Use of Vehicles.** Streets increasingly have been designed to serve fast-moving automobile traffic at the expense of pedestrian use. Bike and pedestrian paths are inadequately linked.
- **Energy Consumption is Increasing.** The increasing size of homes and building in warmer areas are adding to rising local energy demand. Homes consume about half of the electricity and most of the natural gas in Marin.
- **Renewable Energy Sources Are More Popular and Less Costly.** Solar electric installations in Marin County increased tenfold between 2000 and 2001. Wind-generated electricity is now cost-competitive.
- **Affordable Housing is Needed.** About half of the housing units needed in the unincorporated area of Marin County should be affordable for increasing numbers of seniors and local workers, and for special needs populations and young adults.

Housing and Community Design

Strategies Established in the Current 1994 Countywide Plan

- **Concentrate Development in the City-Centered Corridor.** The 1994 Plan encouraged housing to be located near jobs and in higher densities clustered around downtown core areas within the City-Centered Corridor of Marin.
- **Ensure a Fit of New Development with Existing Communities.** Policies encourage well-designed new development that blends into existing neighborhoods and commercial areas. The intent is to preserve Marin's character and appearance.
- **Protect Important Views.** Policies protect views of the natural environment – including ridgelines and upland greenbelts, hillsides, water and trees.
- **Encourage Energy-Efficiency.** The 1994 Plan promotes energy conservation and the use of solar and wind power.
- **Expand the Supply of Affordable Housing.** Policies in the current Plan support the provision of affordable housing for lower income households and for special needs populations, including seniors, people living with disabilities and illnesses, farmworkers, and the homeless.
- **Require Affordable Housing in New Development.** The County required developers to contribute to meeting the housing needs in the community. Specifically, 10% of all developments containing 10 or more units must be affordable to low or moderate income households.

Housing and Community Design

Strategies Proposed in the Draft 2004 Countywide Plan

- **Continue to Concentrate Development in the City-Centered Corridor.** Encourage employee and affordable housing near transit and job sites in the developed urban areas. Promote traditional neighborhood design that includes shops, schools, working places, and a variety of homes within walking distance of a neighborhood center.
- **Adopt Community Design Principles.** Ensure that community design has a human scale and encourages pedestrian uses. Promote small-scale green spaces, public art, and attractive streetscaping. Minimize the use and visual impact of parking lots.
- **Provide More Opportunities for Infill and Mixed Use Housing.** Develop underutilized sites scattered within urban areas and through reuse of commercial centers, such as the Marinwood, Strawberry, and Marin City shopping centers.
- **Become “Green.”** Promote the use of green building materials and practices to property owners and developers. Adopt green building standards as part of the development review and building permit process. Continue to support the use of solar power.
- **Increase Affordable Housing Requirements for New Development.** The County has increased its inclusionary requirements so that 20% of all developments of 5 units or more are affordable to very low and low income households. Developers of 2 to 4 units are now required to pay an in-lieu fee.
- **Require Commercial Development to Address Housing Needs.** Require developers of commercial space to provide housing for employees, either on-site or through financial contribution.
- **Encourage More Second Units.** Encourage second units in all districts and mitigate traffic impacts identified by the Department of Public Works.

Transportation

Planning for the Future — Important Trends and Issues

- **Most People in Marin Drive Alone.** Private cars are the dominant form of transportation in Marin County, and 66% of Marin commuters travel alone.
- **There are Few Transportation Options.** Marin's transportation system does not offer a range of safe and convenient alternatives to the single-occupant vehicle.
- **Automobile Use is Increasing.** County residents are making more automobile trips, with trips per household up 10% in the last decade. Most trips (70%) are to only one destination.
- **The High Cost of Housing Adds to Traffic Congestion.** Because of the lack of affordable housing, many local jobs are filled by workers living outside of Marin. Other workers have to commute long distances to jobs in San Francisco. About 30% of morning drivers are commuting to, or through, Marin to get to their jobs.
- **More Driving Results in Greater Impacts on the Environment.** Fuel consumption is increasing at a higher rate than population growth. More frequent driving by residents and vehicles with low fuel economy adversely affect the environment and air quality.
- **Transportation Creates Noise.** Vehicle traffic is the primary source of noise in the county, but roadway noise has not changed significantly since 1987. Addressing the noise impacts of possible future passenger rail service will be important.

Transportation

Strategies Established in the Current 1994 Countywide Plan

- **Provide a Safe and Efficient Multi-Modal Transportation System.** The current Countywide Plan supports an efficient countywide transportation system that includes affordable public transportation, bicycle and pedestrian access, and paratransit services.
- **Ensure Safe Routes to School.** The 1994 Plan supports working with local school districts to ensure safe walking and bicycling routes to school.
- **Maintain Acceptable Levels of Service on Roads.** The 1994 Plan establishes a Level of Service D or better on most unincorporated streets as an acceptable standard. The Plan requires new development to mitigate specific traffic and potential safety impacts.
- **Require New Development to Share the Costs for Transportation Improvements.** The 1994 Plan requires new development to pay its fair share of transportation system improvements.
- **Protect the Environment.** The 1994 Plan calls for limiting environmental disruption and land condemnation due to transportation projects.
- **Keep the Rural Character in West Marin.** The 1994 Plan states that roads in West Marin will be maintained as two-lane routes.
- **Reduce Noise Impacts.** The 1994 Plan addresses potential noise impacts from new development and promotes alternatives to sound walls along Highway 101.

- **Reduce Traffic Congestion.** Support alternate work schedules, live-work arrangements and incentives to encourage workers to use transit, vanpools, carpools, bicycles and walking.
- **Encourage Businesses to Promote Transportation Alternatives.** Reduce parking requirements for projects that participate in subsidy programs for transit riders or provide direct access to multi-modal transit hubs.
- **Expand the Public Transit System.** Increase transit services, including local bus service, new commuter rail through the Sonoma Marin Area Rail Transit District (SMART), and ferry service.
- **Focus on Transportation Connections.** Develop intermodal hubs to facilitate connections between transit modes and to provide facilities for bicyclists and pedestrians.
- **Promote Transit-Oriented Design.** Locate housing and commercial centers near transit.
- **Increase Bicycle and Pedestrian Access.** Add bicycle lanes and require new development to provide bike and pedestrian paths.
- **Protect Environmental Resources.** Use recycled and energy-conserving materials for road construction and repair. Encourage low-emission vehicle use.
- **Mitigate Noise Impacts from Rail Service.** Work with SMART to mitigate potential noise impacts from new rail service.



BUILT ENVIRONMENT ELEMENT

Community Development

Goals, Policies and Programs

What are the Desired Outcomes?

Goal CD-1

Environmental Corridor Land Use Framework

Policies

CD-1.1 Direct Land Uses to Appropriate Areas.

How Will Results Be Achieved?

Implementing Programs

- CD-1.a *Keep Urban Uses in the City-Centered Corridor.*
- CD-1.b *Preserve Resources in the Baylands Corridor.*
- CD-1.c *Maintain Agriculture in the Inland Rural Corridor.*
- CD-1.d *Protect Open Lands in the Coastal Recreation Corridor.*
- CD-1.e *Merge Sub-Sea Level Parcels.*

What are the Desired Outcomes?

Goal CD-2

Balanced Communities.

Policies

- CD-2.1 Provide a Mix of Housing.
- CD-2.2 Offer a Range of Jobs.
- CD-2.3 Locate Housing Near Activity Centers.
- CD-2.4 Focus Intensive Development at Nodes.
- CD-2.5 Enhance Existing Commercial and Industrial Areas and Businesses.
- CD-2.6 Limit Development in Resource or Hazard Areas.

How Will Results Be Achieved?

Implementing Programs

- CD-2.a *Increase the Affordable Housing Supply.*
- CD-2.b *Provide a Variety of Housing Types and Prices.*
- CD-2.c *Enact Zoning Changes.*
- CD-2.d *Identify and Plan Mixed Use Sites.*

What Are the Desired Outcomes?

Goal CD-3

Low Vehicle-Use Employment Opportunities.

Policies

CD-3.1 Promote Human-Scale Businesses.

CD-3.2 Support Telecommuting and Satellite Work Centers.

How Will Results Be Achieved?

Implementing Programs

CD-3.a Update Zoning for Small-Scale Employment.

CD-3.b Satellite Work Centers.

What Are the Desired Outcomes?

Goal CD-4

Coordinate Planning with Other Jurisdictions.

Policies

CD-4.1 Update Community Plans.

CD-4.2 Guide Local Planning Efforts.

CD-4.3 Participate with Regional, State and Federal Agencies.

How Will Results Be Achieved?

Implementing Programs

CD-4.a Update Community Plans with a Watershed-Protection Approach.

CD-4.b Coordinate with Local Jurisdictions.

CD-4.c Coordinate with Adjacent Counties.

CD-4.d Coordinate with State and Federal Authorities.

What Are the Desired Outcomes?

Goal CD-5

Effective Growth Management.

Policies

CD-5.1 Coordinate Service Provision Countywide.

CD-5.2 Assign Financial Responsibility for Growth.

How Will Results Be Achieved?

Implementing Programs

CD-5.a Review General Plans.

CD-5.b Develop Highway 101 Corridor Specific Plans.

CD-5.c Maintain Traffic Levels of Service.

CD-5.d Coordinate with Water and Sanitary Districts.

CD-5.e Limit Density for Areas Without Water and Sewer Connections.

CD 5.f Add Countywide Planning Functions.

CD-5.g Consider Transfer of Development Rights.

Community Design

Goals, Policies, and Programs

What Are the Desired Outcomes?

Goal DES-1

Preservation of Community Character.

Policies

DES-1.1 Address Design at the Community Level.

DES-1.2 Protect Rural Character.

DES-1.1 Address Design at the Community Level.

DES-1.2 Protect Rural Character.

How Will Results Be Achieved?

Implementing Programs

DES-1.a Add Design Components to Community Plans.

DES-1.b Assist City Design Efforts.

DES-1.c Regulate Rural Design.

What Are the Desired Outcomes?

Goal DES-2

Transit-Oriented Development.

Policies

DES-2.1 Enhance Transit Nodes.

How Will Results Be Achieved?

Implementing Programs

DES-2a Designate Target Nodes.

DES-2.b Define Flexible-Use Building Types.

DES-2.c Allow Mixed Use in Commercial Districts.

What Are the Desired Outcomes?

Goal DES-3

New Development in Built Areas.

Policy

DES-3.1 Promote Infill and Green Spaces.

How Will Results Be Achieved?

Implementing Programs

DES-3.a Allow Mixed Use Projects.

- DES-3.b *Adopt Design Guidelines.*
- DES-3.c *Prohibit Gated Developments.*
- DES-3.d *Identify Public Green Space Potential.*
- DES-3.e *Encourage Small-Scale Green Spaces.*

What Are the Desired Outcomes?

Goal DES-4

Protection of Scenic Resources.

Policies

- DES-4.1 **Preserve Visual Quality.**

How Will Results Be Achieved?

Implementing Programs

- DES-4.a *Protect Key Views from Key Corridors.*
- DES-4.b *Minimize Visual Impacts of Public Facilities.*
- DES-4.c *Regulate Mass and Scale.*
- DES-4.d *Protect Views of Hillsides.*
- DES-4.e *Protect Views of Ridge and Upland Greenbelt Areas.*

What Are the Desired Outcomes?

Goal DES-5

Attractive and Functional Streets and Parking Areas.

Policy

- DES-5.1 **Achieve Streetscape Compatibility.**

How Will Results Be Achieved?

Implementing Programs

- DES-5.a *Adopt Streetscape Design Standards.*
- DES-5.b *Refine Parking Area Standards.*

Energy and Green Building

Goals, Policies, and Programs

What Are the Desired Outcomes?

Goal EN-1

Decrease energy use.

Policies

- EN-1.1 Adopt Energy Efficiency and Green Building Standards.
- EN-1.2 Offer Effective Incentives.
- EN-1.3 Provide Public Information and Education.
- EN-1.4 Practice Sustainable Behavior.

How Will Results Be Achieved?

Implementing Programs

- EN-1.a *Promote Reduction of Energy Use.*
- EN-1.b *Map Systems and Demand Areas.*
- EN-1.c *Protect Renewable Resources.*
- EN-1.d *Facilitate Alternative Technologies.*
- EN-1.e *Conserve Energy in Processing Operations.*
- EN-1.f *Provide Incentives for Alternative Energy Production.*
- EN-1.g *Use Renewable Sources.*
- EN-1.h *Purchase Renewable Energy.*
- EN-1.i *Explore Regional Collaboration.*
- EN-1.j *Support Key Legislation.*
- EN-1.k *Support Low-Income Weatherization.*
- EN-1.l *Reduce Energy Use in Processing Operations.*

What Are the Desired Outcomes?

Goal EN-2

Increase Renewable Resource Use.

Policies

- EN-2.1 Protect Local Renewable Resources.
- EN-2.2 Adopt Renewable Energy Building Standards.
- EN-2.3 Promote Renewable Energy.
- EN-2.4 Provide Public Information and Education.

How Will Results Be Achieved?

Implementing Programs

- EN-2.a *Map Local Renewable Energy Resources, Utility Systems and Demand Areas.*
- EN-2.b *Protect Renewable Resources.*
- EN-2.c *Protect Solar Access.*
- EN-2.d *Facilitate Renewable and Green Technologies.*
- EN-2.e *Provide Incentives for Alternative Energy Production.*

- EN-2.f *Use Renewable Sources in County Facilities.*
- EN-2.g *Explore Community Choice Aggregation.*
- EN-2.h *Provide Information and Technical Assistance.*
- EN-2.i *Explore Renewable Energy Financing Options.*

Environmental Hazards

Goals, Policies, and Programs

What Are the Desired Outcomes?

Goal Eh-1

Hazard Awareness.

Policies

EH-1.1 Enhance Public Awareness.

EH-1.2 Improve Information Base.

How Will Results Be Achieved?

Implementing Programs

EH-1.a Provide Educational Materials.

EH-1.b Distribute Maps.

EH-1.c Improve Soils Information.

EH-1.d Facilitate Scientific Investigation.

What Are the Desired Outcomes?

Goal EH-2

Safety from Seismic and Geologic Hazards.

Policies

EH-2.1 Avoid Hazard Areas.

EH-2.2 Comply with the Alquist-Priolo Act.

EH-2.3 Ensure Safety of High-Occupancy Structures.

How Will Results Be Achieved?

Implementing Programs

EH-2.a Require Geotechnical Reports.

EH-2.b Require Construction Certification.

EH-2.c Prohibit Structures in Active Fault Traces.

EH-2.d Limit Building Sites and Project Support.

EH-2.e Retrofit County Buildings.

EH-2.f Avoid Known Landslides Areas.

EH-2.g Identify Compressible Soil Potential.

EH-2.h Match Uses to Conditions.

EH-2.i Minimize Impacts of Site Alteration.

EH-2.j Seek Supplemental Expertise.

What Are the Desired Outcomes?

Goal EH-3

Safety from Flooding and Inundation.

Policies

- EH-3.1** Follow a Regulatory Approach.
- EH-3.2** Retain Natural Conditions.
- EH-3.3** Monitor Environmental Change.

How Will Results Be Achieved?

Implementing Programs

- EH-3.a *Regulate Development in Flood and Inundation Areas.*
- EH-3.b *Update Maps.*
- EH-3.c *Consider Revisions of Zoning Overlays.*
- EH-3.d *Alert Property Owners.*
- EH-3.e *Restrict Development in Flood Prone Areas.*
- EH-3.f *Require Hydrologic Studies.*
- EH-3.g *Locate Critical Facilities Safely.*
- EH-3.h *Retain Ponding Areas.*
- EH-3.i *Update Dam Inundation Maps.*
- EH-3.j *Review and Inspect Dams and Levees.*
- EH-3.k *Anticipate Sea Level Rise.*
- EH-3.l *Seek Levee Assistance.*
- EH-3.m *Finish Corte Madera Creek Project.*
- EH-3.n *Limit Seawall Barriers.*

What Are the Desired Outcomes?

Goal EH-4

Safety from Fires.

Policies

- EH-4.1** Limit Risks to Structures.
- EH-4.2** Remove Hazardous Vegetation.

How Will Results Be Achieved?

Implementing Programs

- EH-4.a *Provide Information about Fire Hazards.*
- EH-4.b *Maintain Fuel Breaks and Access Routes.*
- EH-4.c *Restrict Land Divisions.*
- EH-4.d *Require Compliance with Fire Department Conditions.*
- EH-4.e *Review Applications for Fire Safety.*
- EH-4.f *Require Sprinkler Systems.*
- EH-4.g *Require Fire-Retardant Roofing.*
- EH-4.h *Require Clearance and Fire-Resistant Materials.*

Housing

Goals, Policies, and Programs

What Are the Desired Outcomes?

Goal HS-1

Collaboration and Coordination in Housing.

Policies

- HS-1.1 Assume a Leadership Role.
- HS-1.2 Promote Participation in Housing and Land Use Plans.
- HS-1.3 Hold Neighborhood Meetings.
- HS-1.4 Ensure Equal Housing Opportunity.

How Will Results Be Achieved?

Implementing Programs

- HS-1.a Coordinate Neighborhood Meetings.
- HS-1.b Conduct Community Outreach Activities.
- HS-1.c Prepare and Update Public Information Materials.
- HS-1.d Collaborate to Implement an Inter-Jurisdictional Strategic Action Plan for Housing.
- HS-1.e Undertake Coordinated Lobbying Efforts.
- HS-1.f Require Non-discrimination Clauses.
- HS-1.g Respond to Complaints.

What Are the Desired Outcomes?

Goal HS-2

Well-Designed Housing.

Policies

- HS-2.1 Create an Effective Design Process.
- HS-2.2 Promote Design that Fits into the Neighborhood Context.
- HS-2.3 Follow Housing Design Principles.
- HS-2.4 Conserve Resources.
- HS-2.5 Employ Renewable Energy Technologies.
- HS-2.6 Preserve Existing Residences.
- HS-2.7 Protect Existing Affordable Housing.
- HS-2.8 Maintain and Manage Quality Housing and Neighborhoods.
- HS-2.9 Protect Mobilehomes, Mobilehome Parks, and Manufactured Housing.

How Will Results Be Achieved?

Implementing Programs

- HS-2.a Clarify and Adopt Criteria for Use in Residential Design Review Process.
- HS-2.b Link Code Enforcement with Public Information Programs.
- HS-2.c Assist in Maximizing Use of Rehabilitation Programs.

- HS-2.d *Monitor “At Risk” Units and Acquire Existing Affordable Rental Housing.*
 HS-2.e *Remedy constraints on the Development, Maintenance and Improvement of Housing for Persons With Disabilities.*

What Are the Desired Outcomes?

Goal HS-3

Efficient Use of Land.

Policies

- HS-3.1 **House Local Workers.**
- HS-3.2 **Require Contributions for Workforce Housing from Non-Residential Uses.**
- HS-3.3 **Develop Employee Housing.**
- HS-3.4 **Encourage Live/Work Developments. -**
- HS-3.5 **Maintain Population Diversity.**
- HS-3.6 **Provide a Variety of Housing Choices.**
- HS-3.7 **Allow Flexibility in Development Standards.**
- HS-3.8 **Build Single-Room Occupancy Units (SRO) and Efficiency Apartments.**
- HS-3.9 **Retain and Expand Multi-Family Sites at Medium and Higher Density.**
- HS-3.10 **Encourage Homesharing.**
- HS-3.11 **Provide Incentives for Transit-Oriented Development.**
- HS-3.12 **Designate Transit-Oriented Development Locations.**
- HS-3.13 **Coordinate Regional Transportation/Housing Activities.**
- HS-3.14 **Promote Mixed Use Housing.**
- HS-3.15 **Redevelop Shopping Centers.**
- HS-3.16 **Offer Density Bonuses and Other Incentives for Affordable Housing Developments.**
- HS-3.17 **Control Long-Term Housing Affordability.**
- HS-3.18 **Designate Affordable Housing Sites.**
- HS-3.19 **Follow an Inclusionary Housing Approach.**
- HS-3.20 **Target Income Levels.**
- HS-3.21 **Meet Inclusionary Requirements.**
- HS-3.22 **Maintain Long-Term Affordability of Inclusionary Units.**
- HS-3.23 **Require Payment of In-Lieu Fees.**
- HS-3.24 **Allow Second Units.**
- HS-3.25 **Update Second Unit Development Standards and Permit Process.**
- HS-3.26 **Require Second Units in New Development.**
- HS-3.27 **Ensure Second Unit Affordability.**
- HS-3.28 **Legalize Existing Second Units.**

How Will Results Be Achieved?

Implementing Programs

- HS-3.a *Implement the Job/Housing Linkage Ordinance.*
- HS-3.b *Identify Existing Employee Housing Opportunities.*
- HS-3.c *Establish Zoning for Live/Work Opportunities.*
- HS-3.d *Apply CEQA Exemptions and Expedited Review.*
- HS-3.e *Modify Multi-Family Sites Zoning.*
- HS-3.f *Seek Increased Multi-Family Housing Opportunities.*
- HS-3.g *Zone and Provide Appropriate Standards for SRO Units and Efficiency Apartments.*
- HS-3.h *Encourage Co-Housing, Cooperatives, and Similar Collaborative Housing Development.*

HS-3.i	<i>Evaluate Government Property for Housing Potential.</i>
HS-3.j	<i>Encourage Transfer of Development Rights (TDR).</i>
HS-3.k	<i>Review and Update Parking Standards.</i>
HS-3.l	<i>Establish Transit Oriented Development (TOD) Zoning Standards.</i>
HS-3.m	<i>Identify and Designate TOD Sites.</i>
HS-3.n	<i>Conduct a Survey of Potential Mixed Use Sites.</i>
HS-3.o	<i>Prepare a “White Paper” on Mixed Use Housing Development Feasibility.</i>
HS-3.p	<i>Establish Mixed Use Development Standards and Incentives.</i>
HS-3.q	<i>Link to Funding Resources.</i>
HS-3.r	<i>Conduct a Detailed Affordable Housing Sites Feasibility Study.</i>
HS-3.s	<i>Enact Density Bonus Zoning and Other Incentives.</i>
HS-3.t	<i>Prepare a “White Paper” on Ways to Facilitate Smaller Affordable Housing Projects.</i>
HS-3.u	<i>Evaluate the feasibility of an “Affordable Housing Overlay Zone” Zoning Designation.</i>
HS-3.v	<i>Work with the Marin Housing Authority.</i>
HS-3.w	<i>Revise the Inclusionary Housing Regulations.</i>
HS-3.x	<i>Modify Second Unit Development Standards and Permit Process.</i>
HS-3.y	<i>Establish an Amnesty Program for Un-Permitted Second Units.</i>

What Are the Desired Outcomes?

Goal HS-4

Special Needs Housing and Services.

Policies

HS-4.1	Cater to Special Needs Groups.
HS-4.2	Provide Affordable Housing for Special Needs Households.
HS-4.3	Offer Density Bonuses for Special Needs Housing.
HS-4.4	Allow Group Residential Care Facilities.
HS-4.5	Require Family Housing Amenities.
HS-4.6	House the Homeless.
HS-4.7	Take Part in Rental Assistance Programs.
HS-4.8	Link Health and Human Services Programs.
HS-4.9	Provide Emergency Housing Assistance.

How Will Results Be Achieved?

Implementing Programs

HS-4.a	<i>House Government Employees.</i>
HS-4.b	<i>Offer First Time Homebuyer Programs.</i>
HS-4.c	<i>Coordinate Efforts in the Effective Use of Available Rental Assistance Programs.</i>
HS-4.c	<i>Engage in a Countywide Effort to Address Homeless Needs.</i>

What Are the Desired Outcomes?

Goal HS-5

Institutional Capacity to Achieve Housing Goals.

Policies

HS-5.1	Seek Local Funding for Affordable Housing.
HS-5.2	Coordinate Among Projects Seeking Funding.

- HS-5.3 Set Up a Housing Trust Fund.
- HS-5.4 Take Part in Land Acquisition and Land Banking.
- HS-5.5 Achieve Organizational Effectiveness.
- HS-5.6 Monitor, Evaluate and Revise the Housing Element.

How Will Results Be Achieved?

Implementing Programs

- HS-5.a *Update Housing Trust Fund Ordinance and Operating Procedures.*
- HS-5.b *Coordinate Funding Among Development Proposals.*
- HS-5.c *Support Establishment of a Countywide Housing Data Clearinghouse.*
- HS-5.d *Continue to Retain Permanent County Affordable Housing Strategist Position.*
- HS-5.e *Conduct an Annual Housing Element Review.*
- HS-5.f *Support Establishment of a Countywide Housing Assistance Team (HAT).*
- HS-5.g *Conduct Staff Training.*
- HS-5.h *Update the Housing Element Regularly.*

Transportation

Goals, Policies, and Programs

What Are the Desired Outcomes?

Goal TR-1

Safe and Efficient Movement of People and Goods.

Policies

- TR-1.1 **Manage Travel Demand.**
- TR-1.2 **Maintain Service Standards.**
- TR-1.3 **Pursue Needed Funding.**
- TR-1.4 **Share the Costs for Improvements.**
- TR-1.5 **Keep Rural Character in West Marin.**

How Will Results Be Achieved?

Implementing Programs

- TR-1.a *Support Alternate Work Schedules.*
- TR-1.b *Allow Live-Work Arrangements.*
- TR-1.c *Promote Transportation Alternatives.*
- TR-1.d *Coordinate with Local Agencies.*
- TR-1.e *Adopt Vehicle Level of Service Standards.*
- TR-1.f *Analyze Multi-Modal Performance.*
- TR-1.g *Determine Appropriate Mitigation.*
- TR-1.h *Add Transportation Policies to Community Plans.*
- TR-1.i *Adopt Flexible Parking Standards.*
- TR-1.j *Install Highways Improvements.*
- TR-1.k *Update Transportation System Modeling.*
- TR-1.l *Update Traffic Mitigation Fees.*
- TR-1.m *Promote Regional Traffic Mitigation Fees.*
- TR-1.n *Obtain and Dedicate Transportation Funding.*
- TR-1.o *Keep West Marin Rural.*
- TR-1.p *Limit Aviation Uses.*

What Are the Desired Outcomes?

Goal TR-2

Increased Bicycle and Pedestrian Access.

Policies

- TR-2.1 **Improve the Bicycle and Pedestrian Network.**
- TR-2.2 **Provide New Bicycle and Pedestrian Facilities.**

How Will Results Be Achieved?

Implementing Programs

- TR-2.a *Encourage Bicycling.*

TR-2.b	<i>Adopt Standards for Pedestrian and Bicycle Access.</i>
TR-2.c	<i>Support Bicycle Stations and Consider Attended Parking.</i>
TR-2.d	<i>Fund Projects.</i>
TR-2.e	<i>Prioritize Completion of the North-South and East-West Bikeways.</i>
TR-2.f	<i>Develop “Rails to Trails”.</i>
TR-2.g	<i>Add Bicycle Lanes.</i>
TR-2.h	<i>Encourage Innovative Bicycle Lane Design.</i>
TR-2.i	<i>Renovate Tunnels along the Planned North-South Bikeway into Multi-Use Pathways.</i>
TR-2.j	<i>Ensure Safe Routes to Schools.</i>
TR-2.k	<i>Explore Funding Options.</i>
TR-2.l	<i>Consider Pedestrian Needs.</i>
TR-2.m	<i>Consider Non-motorized Access in Transportation Projects.</i>

What Are the Desired Outcomes?

Goal TR-3

Adequate and Affordable Public Transportation.

Policies

TR-3.1	Support the Expansion of Local Bus Service.
TR-3.2	Support Regional Transit Initiatives.
TR-3.3	Develop Mixed-Use Intermodal Hubs.
TR-3.4	Support and Coordinate Paratransit Service.
TR-3.5	Support Bicycle Access with All Transit Systems.

How Will Results Be Achieved?

Implementing Programs

TR-3.a	<i>Increase Bus Service.</i>
TR-3.b	<i>Provide Schedules and Shelters.</i>
TR-3.c	<i>Join in Regional Transit Initiatives.</i>
TR-3.d	<i>Upgrade and Create Intermodal Hubs.</i>
TR-3.e	<i>Promote Transit-Oriented Development.</i>
TR-3.f	<i>Coordinate Paratransit.</i>

What Are the Desired Outcomes?

Goal TR-4

Protected Environmental Resources.

Policies

TR-4.1	Minimize Disturbance and Condemnation.
TR-4.2	Recycling and Energy Conservation.
TR-4.3	Increase Clean-Fuel Vehicle Use.

How Will Results Be Achieved?

Implementing Programs

TR-4.a	<i>Limit Project Impacts.</i>
--------	-------------------------------

TR-4.b *Recycled and Resource Efficient Materials.*
TR-4.c *Support Green Fuels.*
TR-4.d *Encourage Zero and Low-Emission Vehicle Use.*

Noise

Goals, Policies, and Programs

What Are the Desired Outcomes?

Goal NO-1

Protection From Excessive Noise.

Policies

- NO-1.1 **Limit Noise from New Development.**
- NO-1.2 **Minimize Transportation Noise.**
- NO-1.3 **Regulate Construction Activity.**
- NO-1.4 **Limit Sound Walls Along Highway 101.**

How Will Results Be Achieved?

Implementing Programs

- NO-1.a *Enforce Allowable Noise Levels.*
- NO-1.b *Comply with County Benchmarks.*
- NO-1.c *Comply with State Guidelines.*
- NO-1.d *Set Additional Limits for Housing.*
- NO-1.e *Coordinate With Public Agencies.*
- NO-1.f *Review Projects Near Gross Field.*
- NO-1.g *Plan for New Helipad.*
- NO-1.h *Anticipate Additional Rail Noise.*
- NO-1.i *Limit Construction Hours.*
- NO-1.j *Minimize Noise Impacts from Temporary Land Uses.*
- NO-1.k *Avoid Sound Walls.*

Community Facilities

Goals, Policy, Programs

What Are the Desired Outcomes?

Goal CF-1

Adequate Public Facilities.

Policies

- CF-1.1 Require Cost-Sharing.
- CF-1.2 Plan Effectively to Minimize Costs.

How Will Results Be Achieved?

Implementing Programs

- CF-1.a Require Fair-Share Contribution.
- CF-1.b Plan for Service Expansion.

What Are the Desired Outcomes?

Goal CF-2

Sustainable Water Resources.

Policies

- CF-2.1 Promote Water Conservation.
- CF-2.2 Alternative Water Sources.
- CF-2.3 Manage Resources Sustainably.

How Will Results Be Achieved?

Implementing Programs

- CF-2.a Coordinate Planning with Water Districts.
- CF-2.b Support Irrigation Alternatives.
- CF-2.c Initiate a Water Conservation Program.
- CF-2.d Promote Xeriscaping.
- CF-2.e Promote water saving irrigation.
- CF-2.f Upgrade West Marin Systems.
- CF-2.g Investigate Tomales Bay Groundwater.
- CF-2.h Promote Catchments.
- CF-2.i Conduct Groundwater Recharge Study.
- CF-2.j Promote Safe Graywater Use.

What Are the Desired Outcomes?

Goal CF-3

Safe Processing of Wastewater and Solid Waste.

Policies

- CF-3.1 Reduce Toxics in Wastewater.
- CF-3.2 Promote Alternative Wastewater Systems.

CF-3.3 Reduce the Solid Waste Stream.

How Will Results Be Achieved?

Implementing Programs

- CF-3.a *Reduce Volume and Promote Treatment Alternatives.*
- CF-3.b *Promote Water Conservation.*
- CF-3.c *Update Septic Standards.*
- CF-3.d *Reduce Heavy Metal Deposits.*
- CF-3.e *Explore Wastewater Disposal Alternatives.*
- CF-3.f *Divert Construction Waste.*
- CF-3.g *Reduce Waste at Landfill.*
- CF-3.h *Offer Recycling Education.*
- CF-3.i *Study a West Marin Transfer Station.*

What Are the Desired Outcomes?

Goal CF-4

Decreased Exposure to Hazardous Materials.

Policies

- CF-4.1 Regulate and Reduce Hazardous Material Use.**

How Will Results Be Achieved?

Implementing Programs

- CF-4.a *Regulate Development Near Waste Sites.*
- CF-4.b *Regulate Hazardous Material Use.*
- CF-4.c *Restrict Transport.*
- CF-4.d *Prepare for Hazardous Materials Incidents.*
- CF-4.e *Precautionary Principle.*
- CF-4.f *Reduce Hazardous Materials on County Property.*
- CF-4.g *Promote Ecologically Friendly Products.*

What Are the Desired Outcomes?

Goal CF-5

Minimization of Telecommunications Facilities and Related Impacts.

Policies

- CF-5.1** In accordance with the County Telecommunications Facilities Policy Plan, only approve new telecommunications sites when no other technically feasible and available location exists, and when potential environmental and scenic impacts will be adequately mitigated.
- CF-5.2** Ensure that telecommunications site users share and consolidate to the greatest extent possible all needed facilities, include buildings, access roads, parking areas, utilities, transmitters, towers, and antennas.

How Will Results Be Achieved?

Implementing Programs

- CF-5.a *Require proponents for new telecommunication sites to provide technical information.*
- CF-5.b *Require any new telecommunications facility operator to reduce visual impact.*

CF-5.c
CF-5.d

Prohibit installation or expansion of telecommunications facilities.

Require proponents of telecommunications facility projects to submit visual analyses.

Planning Areas

Planning Area I - Novato

Planning Area Goals and Policies

What Are the Desired Outcomes?

Goal PA-1

Land Use Policies for the Novato Planning Area,

Policies

- PA-1.1 Designate Land Use in Bel Marin Keys.
- PA-1.2 Designate Land Use in North Novato.
- PA-1.3 Designate Land Use in West Novato.
- PA-1.4 Designate Land Use in Southwest Novato.
- PA-1.5 Designate Land Use in Loma Verde.

Planning Area 2 – Las Gallinas

Planning Area Goals and Policies

What Are the Desired Outcomes?

Goal PA-2

Land Use Policies for the Las Gallinas Planning Area.

Policies

- PA-2.1 Designate Land Use in Lucas Valley.
- PA-2.2 Designate Land Use in Marinwood.
- PA-2.3 Designate Land Use in Lucas Valley Environs.
- PA-2.4 Designate Land Use in Los Ranchitos.
- PA-2.5 Designate Land Use in Santa Venetia.
- PA-2.6 Designate Land Use in St. Vincent's-Silveira.

St. Vincent's/Silveira

Natural Systems Goals and Policies

What Are the Desired Outcomes?

Goal SV-1

Environmental Protection.

Policies

- SV-1.1 Designate Land in the Baylands Corridor.

- SV-1.2 Designate Low-Intensity Uses in the Historic Diked Baylands.
- SV-1.3 Protect Wetlands.
- SV-1.4 Maintain the Miller Creek Corridor.
- SV-1.5 Protect the Silveira Corridor.
- SV-1.6 Preserve Natural Habitats and their Connectivity.
- SV-1.7 Preserve Trees.
- SV-1.8 Restrict Development in Flood and Geologic Hazard Areas.
- SV-1.9 Retain the Natural Drainage Swale.
- SV-1.10 Prepare a Plan for Stormwater Drainage and Flood Protection.
- SV-1.11 Protect Ridge and Upland Greenbelt Lands.

Built Environment Goals and Policies

What Are the Desired Outcomes?

Goal SV-2.

Comprehensive Site Planning.

Policies

- SV-2.1 Discourage Urban Development.
- SV-2.2 Require Comprehensive Planning.
- SV-2.3 Land Use Designation.
- SV-2.4 Cluster Development.
- SV-2.5 Consider Impact of Odors from Sewage Treatment Plant.
- SV-2.6 Consider Noise Impacts.

Community Design Goals and Policies

What Are the Desired Outcomes?

Goal SV-3

Design Excellence.

Policies

- SV-3.1 Assure Sensitivity of Development.
- SV-3.2 Protect Existing Views.
- SV-3.3 Orient Development toward Miller Creek.
- SV-3.4 Respect Historic Architecture.
- SV-3.5 Conserve Resources.

Historical Resources Goals and Policies

What Are the Desired Outcomes?

Goal SV-4

Cultural Resource Preservation.

Policies

- SV-4.1 Preserve Historic Sites.
- SV-4.2 Preserve Archaeological Sites.

Housing Goals and Policies

What Are the Desired Outcomes?

Goal SV-5

Affordable Housing.

Policy

SV-5.1 Encourage Affordable Housing.

Transportation Goals and Policies

What Are the Desired Outcomes?

Goal SV-6

Transportation Choices.

Policies

SV-6.1 Provide Transportation Improvements.
SV-6.2 Continue Bay Trail Connection.
SV-6.3 Integrate Pedestrian and Bicycle Paths.
SV-6.4 Encourage Bus Transit Service.
SV-6.5 Use Traffic-Calming Street Design.

Socioeconomic Goals and Policies

What Are the Desired Outcomes?

Goal SV-7

Continued Social Services.

Policy

SV-7.1 Support St. Vincent's Social Services.

Planning Area 3 – San Rafael Basin

Planning Area Goals and Policies

What Are the Desired Outcomes?

Goal PA-3

Land Use Policies for the San Rafael Planning Area.

Policies

PA-3.1 Designate Land Use in Bayside Acres & Country Club.
PA-3.2 Designate Land Use in Point San Pedro.
PA-3.3 Designate Land Use in California Park.

PA-3.4 Designate Land use in Upper Sun Valley.

Planning Area 4 – Upper Ross Valley

Planning Area Goals and Policies

What Are the Desired Outcomes?

Goal PA-4

Land Use Policies for the Upper Ross Valley Planning Area.

Policies

PA-4.1 Designate Land Use in Sleepy Hollow and Surrounding Community.

PA-4.2 Designate Land Use Southwest of Fairfax.

PA-4.3 Designate Land Use West of Fairfax.

Planning Area 5 – Lower Ross Valley

Planning Area Goals and Policies

What Are the Desired Outcomes?

Goal PA-5

Land Use Policies for the Lower Ross Valley Planning Area.

Policies

PA-5.1 Designate Land Use in the Greenbrae Boardwalk.

PA-5.2 Designate Land Use in San Quentin.

San Quentin

Natural Systems Goal and Policies

What Are the Desired Outcomes?

Goal SQ-1

Habitat and Open Space Protection.

Policies

SQ-1.1 Avoid commercial and residential development between the 580 freeway and the ridgeline.

SQ-1.2 Preserve ridgeline open space.

SQ-1.3 Provide a habitat corridor between the ridge and bay.

- SQ-1.4 Restore habitat on designated undeveloped portions of the site and remove non-native species.

Goal SQ-2

Open Space Benefits.

Policies

- SQ-2.1 Provide for passive and active recreational uses, including walking, hiking, bicycling, water-related activities such as boating, boardsailing, and rowing, and nature observation.
- SQ-2.2 Provide visual and physical access to the shoreline and water including a marina, maritime support facilities, and a Bay Trail segment through the site.
- SQ-2.3 Connect ridge open space to the Bay Trail with civic spaces such as boulevards and plazas.
- SQ-2.4 Coordinate the placement of open space and trails to connect with those designated in the Larkspur and San Rafael General Plans and the Bay Trail.

Goal SQ-3

Water Quality.

Policies

- SQ-3.1 Use pervious surfaces for drainage swales, driveways, walkways and parking lots where feasible.
- SQ-3.2 Utilize design aspects that reduce sediment load and pollutant runoff.

Goal SQ-4

Public Safety.

Policy

- SQ-4.1 Avoid development in areas subject to seismic, flooding, slide, and fire hazards or provide sufficient mitigation to minimize the hazard potential.

Built Environment Goals and Policies

Community Design

What Are the Desired Outcomes?

Goal SQ-5

An Exceptionally Designed Community.

Policies

- SQ-5.1 Use walkable, mixed-use, transit-oriented European communities as design models.
- SQ-5.2 Promote the siting of well-designed, quality cultural facilities and higher education programs or institutions at the site.
- SQ-5.3 Promote the creation of a model 'green' community.
- SQ-5.4 Promote the use of alternative models of transportation.
- SQ-5.5 Allow building heights of a minimum of two stories to a maximum of five stories.
- SQ-5.6 Develop the site at densities adequate to support transit, cultural and educational opportunities, employment, and affordability.
- SQ-5.7 Provide for appropriate levels of commercial development.
- SQ-5.8 Focus the greatest density centered around the transit hub, with density decreasing outward from the center.
- SQ-5.9 Promote architectural design and site development of the highest quality.

SQ-5.10 Ensure design diversity while maintaining the overall theme and intended feel of the community.

Goal SQ-6

Community Parks and Green Space.

Policies

- SQ-6.1** Provide a south-facing plaza along the Bay near the transit hub.
- SQ-6.2** Provide a series of small parks and plazas tucked within neighborhoods.
- SQ-6.3** Provide a minimum of one lighted sports field.
- SQ-6.4** Provide a public bayfront promenade.
- SQ-6.5** Provide water-related recreation amenities including a marina and maritime support facilities.

Goal SQ-7

An Uncongested, Walkable Community.

Policies

- SQ-7.1** Provide access points to the site and explore opportunities for new access points.
- SQ-7.2** Avoid cul-de-sacs or other dead-end roadways.
- SQ-7.3** Provide sidewalks of appropriate width for the street and neighborhood.
- SQ-7.4** Provide a public way alongside the Bay open space to promote public use and access to the Bay.
- SQ-7.5** Provide safe and easy pedestrian connections between the eastern and western portions of the site.

Goal SQ-8

Improved Access.

Policies

- SQ-8.1** Redesign the I-580/East Sir Francis Drake interchange to allow for access from both directions.
- SQ-8.2** Consider other off-site freeway improvements.

Historic Resources

What Are the Desired Outcomes?

Goal SQ-9

Historical Preservation.

Policies

- SQ-9.1** Preserve, at a minimum, the oldest cellblock and the death row/sally port buildings.
- SQ-9.2** Encourage the creative re-use of historic structures.
- SQ-9.3** Consider the creation of an 'Historic Park' at San Quentin Prison.
- SQ-9.4** Preserve existing murals that are located in the Prison dining halls.
- SQ-9.5** Provide an appropriate location for a museum focused on the history of the prison.

Housing

What Are the Desired Outcomes?

Goal SQ-10

Well Planned Housing.

Policies

- SQ-10.1 Provide a full range of housing types with a focus on attached, higher-density units in a mixed-use setting.
- SQ-10.2 Integrate market-rate and affordable units throughout the project site.
- SQ-10.3 Include live-work lofts and similar housing and studio space for artists.

Goal SQ-11

Affordable Housing.

Policies

- SQ-11.1 Ensure that at least 25 percent of all new housing units are affordable to households earning up to 60 percent of Area Median Income.
- SQ-11.2 Obtain available federal, state, regional, and local funding for the creation of affordable and special-needs housing.
- SQ-11.3 Encourage special housing arrangements that would contribute to and benefit from a walkable development.
- SQ-11.4 Provide housing above retail uses.

Transportation

What Are the Desired Outcomes?

Goal SQ-12

Alternate Transportation.

Policies

- SQ-12.1 Promote the extension of the commuter rail line to San Quentin.
- SQ-12.2 Provide a single, multi-modal transit facility for bus, rail and ferry.
- SQ-12.3 Promote the relocation of the ferry terminal from Larkspur to San Quentin.
- SQ-12.4 Provide incentives to encourage residents to have fewer cars.
- SQ-12.5 Provide for pedestrian-only (traffic-restrained) areas near the transit facility.
- SQ-12.6 Promote the grade separation of the rail line where it crosses East Sir Francis Drake Blvd.
- SQ-12.7 Discourage through trips from the site through the existing San Quentin Village.

Goal SQ-13

Well Designed Parking.

Policies

- SQ-13.1 Reduce the number of allowable parking spaces in order to reinforce the use of walking and public transit.
- SQ-13.2 Parking that is provided should blend in with the community
- SQ-13.3 Parking provided for the ferry and train should be located in well-designed structures within a reasonable walking distance from the terminal.

Natural Resources and Energy Consumption

What Are the Desired Outcomes?

Goal SQ-14

Green Building.

Policies

- SQ-14.1 Provide guidelines and incentives for the use of 'green' building materials.
- SQ-14.2 Recapture and recycle building materials through building construction and demolition.
- SQ-14.3 Promote the development of renewable, on-site energy sources.
- SQ-14.4 Utilize water-conserving measures in building construction, site design, and landscaping.
- SQ-14.5 Provide recycling facilities in multi-unit and nonresidential buildings.
- SQ-14.6 Require energy efficiency in building design to exceed adopted standards.
- SQ-14.7 Encourage building designs to take advantage of solar orientation and natural cooling principles.

Socioeconomic Goals and Policies

What Are the Desired Outcomes?

Goal SQ-15

Provide cultural enrichment opportunities on the site.

Policies

- SQ-15.1 Provide suitable locations for well-designed, quality cultural facilities.
- SQ-15.2 Provide an appropriate location for a museum focused on the history of the prison.

Goal SQ-16

Consider the creation of facilities and housing as part of the new San Quentin that provides education and rehabilitation to inmates.

Policies

- SQ-16.1 Consult with State officials on the feasibility of operating a smaller prison facility focused exclusively on rehabilitation-qualified inmates and associated programs.
- SQ-16.2 Consider setting aside some housing as transitional housing for rehabilitation program participants.

Goal SQ-17

Provide for the childcare and educational needs of the new community and educational opportunities for the community at large.

Policies

- SQ-17.1 Provide appropriate child care and school sites.
- SQ-17.2 Provide facilities for higher learning.

Goal SQ-18

Encourage economic diversity.

Policies

- SQ-18.1 Provide opportunities and allocate space for small-business incubation.

- SQ-18.2 Provide a variety of flexible, non-residential spaces for business uses, non-profit organizations, and cultural programs.
- SQ-18.3 *Provide a thoroughly integrated, diverse range of housing types at varying affordability levels.*
-

Planning Area 6 – Richardson Bay

Planning Area Goals and Policies

What Are the Desired Outcomes?

Goal PA-6
Land Use Policies for the Richardson Bay Planning Area.

Policies
PA-6.1 Designate Land Use in the Tiburon Peninsula.
PA-6.2 Designate Land Use in Waldo Point.

Planning Area 7 – West Marin

Planning Area Goals and Policies

What Are the Desired Outcomes?

Goal PA-7
Land Use Policies for the West Marin Planning Area.

Policies
PA-7.1 Designate Lands for Agriculture.
PA-7.2 Designate Lands in the Coastal Zone.
PA-7.3 Encourage Agriculture and Mariculture in the Coastal Zone.
PA-7.4 Maintain Village Character.
PA-7.5 Maintain Village Boundaries.
PA-7.6 Avoid Large-Scale Development.
PA-7.7 Encourage Diversity in Lot Size and Architecture.
PA-7.8 Preserve Historic Structures.
PA-7.9 Allow Only Small Scale Tourist Facilities.
PA-7.10 Designate Village Commercial Residential Designation.
PA-7.11 Designate Lands Outside Community Plan Areas.