

SPECIAL JOINT MEETING OF THE MARIN COUNTY BOARD OF SUPERVISORS AND THE MARIN COUNTY PLANNING COMMISSION HELD TUESDAY, MARCH 16, 2004, AT 4:22 P.M.

PRESENT: SUPERVISORS Susan L. Adams, Harold C. Brown, Jr., Annette Rose, Cynthia L. Murray, Steve Kinsey, President

PRESENT: COMMISSIONERS Steve Thompson, Hank Barner, Ray Buddie, Don Dickenson, Jo Julin, Wade Holland, Allan Berland, Chair

The Special Joint Countywide Plan workshop of the Marin County Board of Supervisors and the Marin County Planning Commission was convened at 4:22 p.m.

23a. OPEN TIME

No member of the public addressed the Board and Commissioners at this time.

23b. JOINT COUNTYWIDE PLAN WORKSHOP FOR THE BOARD OF SUPERVISORS, THE PLANNING COMMISSION AND THE PUBLIC TO RECEIVE AND EXCHANGE INFORMATION REGARDING THE PUBLIC REVIEW DRAFT PLAN PRIOR TO FORMAL PUBLIC HEARINGS [Countywide Plan]

By letter dated March 16, 2004, Community Development Agency Director Alex Hinds and Principal Planner Michele Rodriguez submitted their report and recommendations regarding the above-captioned matter.

Planning Commission Chair Berland briefly commented on the series of workshops the Planning Commission has already held on the Countywide Plan update and expressed appreciation for the opportunity to meet jointly with the Board.

Mr. Hinds identified members of the Countywide Plan ("CWP") working groups who were present, summarized the CWP update process to date and identified the following three main Elements of the Plan: Natural Systems, Built Environment and Socioeconomic. Mr. Hinds suggested the workshop format be to review each CWP Element individually, followed by comments from the panel of Supervisors and Commissioners and public comment.

CWP Draft Plan: Introduction

Mr. Hinds, Supervisors and Commissioners briefly discussed the presentation and content of the information contained in the Introduction Section of the Draft Plan.

CWP Draft Plan: Natural Systems Element

Mr. Hinds provided a brief review of the policy considerations and proposed changes to the Natural Systems Element of the Draft Plan related to biological resources; streamside and Bayfront conservation; and protection of wetlands and prominent ridgelines. Mr. Hinds also outlined the policy considerations related to trails and Open Space, the atmosphere and climate, mineral resources and trends and issues related to agricultural viability.

Discussion ensued among Supervisors, Commissioners and staff regarding components of the Natural Systems Element including the proposed boundaries of the Bayland Corridor, protection of greenbelts, timeframes for implementing the various CWP work programs, proposed expansion of the streamside conservation ordinance, the treatment of agricultural policies and mineral resources within the CWP, consistency among policies within the CWP and preservation of wildlife corridors.

CWP Draft Plan: Built Environment Element

Mr. Hinds provided a brief review of the policy considerations and proposed changes to the Built Environment Element of the Draft Plan related to community development and land use, including considerations for development and location of affordable and employee housing units, proposed reduction of development on sensitive lands, redirecting development to urban areas, identifying housing opportunity sites and encouraging mixed use redevelopment of commercial centers, identifying future commercial space, designating San Quentin as a new Planned Community in the event the land comes under the County's jurisdiction, and identifying considerations for establishing land use policies for the St. Vincent's/Silviera and San Rafael Rock Quarry properties. Mr. Hinds also briefly reviewed the various policy and program considerations related to the Built Environment Element specific to transportation trends and issues.

Mr. Hinds noted that the Housing Element of the CWP was recently approved by the State and recommended, therefore, that no changes be made to this Element.

Discussion ensued among Supervisors, Commissioners and staff regarding components of the Built Environment Element including minimizing traffic impacts associated with proposed new developments; considerations for land use policies for the St. Vincent's/Silviera properties, the San Quentin and San Rafael Rock Quarry properties; consideration of traffic impacts related to development; transportation assumptions included in the Draft Plan; considerations for mixed use housing; legal considerations related to the housing and development strategies and changes in Local Agency Formation Commission ("LAFCo") regulations related to "sphere of influence"; consistency among policies within the Built Environment Element; considerations for commercial vs. residential development; considerations regarding brownfield redevelopment, identifying transportation priorities, balancing of housing units within the various County planning areas and considerations for affordable and employee housing.

CWP Draft Plan: Socioeconomic Element

Mr. Hinds provided a brief review of the policy considerations and proposed changes to the Socioeconomic Element of the Draft Plan related to the economic vitality of the County, including existing and targeted businesses; considerations related to childcare options and facilities; consideration of trends and issues related to public safety; considerations for cultural and community resources addressed within the Socioeconomic Element, including arts and culture, parks and recreation, and historical and archeological resources.

Mr. Hinds outlined the next steps in the process towards adoption of the Countywide Plan Update.

Discussion ensued among Supervisors, Commissioners and staff regarding aspects of the Socioeconomic Element including the arts and culture components and strategies to encourage greater community participation in civic affairs.

The meeting was opened to receive public comment.

Four County residents addressed the Supervisors and Commissioners offering their opinions relative to the Draft Plan, suggested ways to make the Draft Plan more easily accessible and understandable by the public, commented on the analysis performed relative to the Plan's affordable housing projections, commented on economic vitality related to the balance of commercial and residential development, and commented on the history of rail transportation in the County and the Plan's treatment of transportation alternatives.

Two West Marin ranchers offered their opinions on the Draft Plan commenting generally on ranchers' stewardship of agricultural land, emphasized the importance of preserving family agriculture, expressed concerns with the proposed definition of "Coastal Recreation Corridor", objected to identifying trails on private property as part of the Draft Plan, suggested that the term "locally grown" replace the use of the term "organic" to help promote locally grown food, expressed concern with additional burdensome regulations on agricultural operations including a proposed limitation on the size of residential buildings on agriculturally zoned properties, and commented on the lack of agricultural advocates on the Draft Plan's Natural Systems Element working group.

Seeing no one else present who wished to speak, the workshop was concluded. Supervisor Adams encouraged members of the public to provide their written comments regarding the Draft Plan to staff.

Planning Commission Chair Berland expressed appreciation to the Board of Supervisors for their participation in the workshop.

The Special Joint Countywide Plan workshop was adjourned at 6:41 p.m.

SINE DIE

---

PRESIDENT

ATTEST:

---

CLERK