

MARIN COUNTY PLANNING COMMISSION HEARING MINUTES

June 7, 2004

Marin County Civic Center, Room #328 - San Rafael, California

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

Commissioners Absent: None

Staff Present: Alex Hinds, Agency Director
Brian C. Crawford, Deputy Director of Planning Services
Michele Rodriguez, Principal Planner
Christine Gimmler, Senior Planner
Eric Steger, Department of Public Works
Tim Rosenfeld, Energy Consultant
Sam Ruark, Green Building Program Coordinator
Kristin Drumm, Senior Planner
Dan Dawson, Senior Planner
Barbara Collins, Affordable Housing Strategist
Jessica Woods, Recording Secretary

Minutes Approved on: ***August 2, 2004***

Convened at 1:08 p.m.
Adjourned at 6:39 p.m.
Reconvened at 7:17 p.m.
Adjourned at 9:02 p.m.

1 ROUTINE TRANSACTIONS

- a. Incorporate Staff Reports into Minutes

M/s Holland/Hank, and passed unanimously, to incorporate the staff reports into the Minutes. Motion passed 7/0.

- b. Continuances - None
c. Approval of Minutes - None

2. COMMUNICATIONS

The Commission acknowledged several pieces of correspondence for their review.

Commissioner Julin expressed concern that the League of Women Voters breakfast could violate the Brown Act if not open to the public, and recused herself from that event. Alex Hinds, Agency Director, stated that in his view there is no ethical or legal issue in regard to the breakfast, but the Commission could convey their concerns to the League.

Commissioner Barner discussed the letter dated June 1st from the Gates and asked staff to respond to their specific actions in regard to the Open Space District. Commissioner Holland objected to agendizing this particular matter. Chairman Berland agreed. Commissioner Dickenson suggested discussing the issue at the end when the Commission reviews the entire document. Agency Director Hinds agreed to meet with Dave Hansen in that regard.

3. DIRECTOR'S ORAL REPORT

- a. Update on Board of Supervisors Actions

Brian Crawford, Deputy Director, indicated that the Board met on May 25th to continue consideration on the Ghazi Variance Appeal and Design Review, and the Board took the following actions:

1. Determined that the project had not been properly vested to date.
2. Rejected approval of modified version from staff.
3. Directed staff to work with the parties involved as well as representatives from the neighbors most affected to enter into a mediation process.

May 15th - Update on Ghazi mediation

- b. Report on On-Going/Pending Development Projects- None

Deputy Director Crawford noted that the draft Residential Design Guidelines had been released.

4. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)

There were no public comments.

5. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

Update on Planning Commission Actions

June 14th - Special Meeting Countywide Plan Update with a reception acknowledging Ray Buddie for his distinguished service on the Planning Commission at 5:00 p.m.

June 21st - Cascade Canyon Draft EIR

- San Rafael Rock Quarry Master Plan
- Sunwood Incorporated Design Review
- Murray Design Review
- Countywide Plan Update

June 28th - Countywide Plan Update

July 12th - Public Workshop on the Residential Design Guidelines
- Marin Coastal Permit
- Bolinas issue

July 19th - Special Meeting Countywide Plan Update

Commissioner Barner announced that he must excuse himself for a few hours during the special meeting on July 19th due to a prior engagement.

July 26th - Tam Valley Design Review
- Appeal on floating home
- Coastal Permit
- Higgins Design Review

Commissioner Barner noted that he must recuse himself from the Higgins Design Review application.

August 9th - Lot Line Adjustment

Agency Director Hinds provided the Commission with a revised Marin Countywide Plan Workshop and Hearing schedule for their consideration.

6. DESIGN REIVEW: BABCOCK

Application proposing to demolish an existing 4,220 square foot residence and garage, and a 468 square foot pool house and construct a new 7,616 square foot residence with a 3,017 square foot underground garage and a 533 square foot pool/guest house on the 1.37-acre property. The residence would attain a maximum height of 27.5 feet above grade. The guesthouse would attain a maximum height of 15 feet above grade. The proposal also includes the construction of a 15-foot by 75-foot in-ground swimming pool. The proposed project would result in a total floor area ratio of approximately 17 percent on the 60,000 square foot property. The subject property is located at **110 Crown Road, Kentfield** and is further identified as **Assessor's Parcel 075-161-01 and -02**.

Christine Gimmler, Senior Planner, summarized the staff report and recommended that the Commission adopt the Resolution approving the Babcock Design Review application subject to recommended conditions of approval which would relocate the residence 10 feet to the east, ensure that the structure is adequately screened by proposed and required landscaping as viewed from offsite vantage points to the west, and permanently maintain the proposed earth tone exterior colors and materials of the structure.

Ms. Gimmler discussed neighborhood characteristics and explained that there is a range of home sizes in the vicinity from 1,472 to 6,336 square feet, with the average being 3,508 square feet. Staff also added that the recently approved projects are much larger in size ranging from 6,018 to 8,067 square feet.

Ms. Gimmler agreed to add a condition of approval requiring recordation of notice of merger of the two subject parcels in order to address Commissioner Julin's concern.

In response to Commissioner Dickenson's comments in regard to planned district standards on page 4 of the staff report, Ms. Gimmler responded that her intent was not to quote the code, but rather provide a summary of the standards.

In response to Commissioner Dickenson's comments regarding excavated material being retained on-site, Ms. Gimmler responded that there are some modifications to the proposed driveway entry and in the vicinity of the proposed pool which would require fill and that the intent was to keep as much material on-site as possible.

In response to Commissioner Barner's question about the pool/guesthouse being demolished, Ms. Gimmler responded that this structure would have a bedroom and bathroom but is not proposed to have a kitchen and, therefore, would not be considered a second unit.

In response to Commissioner Barner's concern about hazardous materials, Deputy Director Crawford agreed to include conditions of approval in that regard if so desired by the Commission.

In response to Chairman Berland's question regarding the lot line adjustment, Ms. Gimmler directed the Commission's attention to page 7 of Attachment 1 under Condition 21a.

In response to Chairman Berland's question about the main section of the residence, Ms. Gimmler provided the Commission with a site plan showing the existing and proposed building footprint. Staff added that the proposed residence would maintain a larger setback to the western edge of the building pad than the existing residence.

The hearing was opened to the public.

Gary Giacomini, applicant/attorney, agreed with most of staff's recommendations except for the additional 10 feet proposed by staff because he felt it would serve no purpose. He further agreed with a merger as expressed by Commissioner Julin if so desired by the Commission.

Mark Becker, architect, provided the Commission with a photosimulation for their consideration. He added that a number of adjustments had been made to the roofline, building and landscaping. He requested that the additional ten feet as proposed by staff not be required because it would not reduce the visibility of the building which is minimally visible from the lake as proposed. However, moving the structure 10 feet to the east would become a potential impact to the Kent Woodlands community. He then pointed out the corresponding square-footage that would be swapped to resolve the existing driveway encroachment and noted that MMWD had agreed to that concept and change.

David Warner, builder, discussed grading and pointed out that there is a three day cycle for excavation of material with four trucks to move the yardage off the hill, but to mitigate that aspect, they propose to use some of the dirt for the retaining walls around the edge of the property. He further added that screening would be provided from the live oaks.

Ms. Topher Delaney, landscape architect, pointed out that she specified plant material intended to blend with the existing landscaping and character of the area. She suggested changing the wording in the staff report regarding fast growing trees because the character of the area must be preserved.

Commissioner Julin preferred a smaller boxed tree in order to create a healthier ecosystem in the future. She also pointed out that an ordinance regarding "defensible space" is currently being crafted and suggested that the house and landscape plans be reviewed to understand what could be applied to this project in that regard.

The hearing was closed to the public.

Commissioner Barner discussed energy conservation and asked staff if panels would be available, and if so, would they be effective due to the shading from the vegetation. Ms. Gimmler responded that the combination of energy efficient materials and solar panels would be an advantage to meet those requirements.

Commissioner Barner recommended establishing a provision that could monitor the larger homes energy and water usage in order to be certain that they are keeping within the specified boundaries. Agency Director Hinds stated if the applicant was willing to provide such information on a voluntary basis that would be acceptable. Mr. Warner responded that the policies created are self-regulating due to the incentives.

Ms. Gimmler provided the Commission with a color sample of the roof, fascia and stucco for their consideration. Staff also pointed out that Condition 2 discussed materials approved for the Commission's review. Staff further noted that there is a standard condition for Green Building and larger homes must comply with the Green Building Rating System.

Commissioner Dickenson felt this site is appropriate for a large sized home and he had no objection to the size, massing, or material colors, but expressed concern for the proposed excavation and disagreed with the retaining walls being constructed around the property because it would change the character of the site. His main concern is the section of the Development Code regarding development on ridgelines. He pointed out that that the extra story is very visible from Phoenix Lake and he cannot make the findings to exceed 18 feet is necessary. He felt reducing the height by 10 feet would reduce the impact visually. He is not convinced that landscaping over time would screen this home and in his opinion the house would be very visible. He further noted that he cannot make the findings that the house as currently proposed is consistent with the zoning ordinance provisions.

Commissioner Greenberg agreed with Commissioner Dickenson's comments. She noted that the proposed home is not consistent with surrounding homes. In terms of size, this house seemed out of character and not appropriate. She also felt the ridgelines must be protected. She expressed concern for the heavy reliance on landscaping because a structure is forever and landscaping is not guaranteed. She stated that there is no effort to minimize the length of this home and the height is excessive for this sensitive location. She also believed that the color of the window

coverings should be addressed in terms of visual impacts. She agreed that the County should monitor these larger houses for the energy requirements in order to understand that the regulations are making sense.

Commissioner Barner expressed concern for the size of the proposed project setting a precedent. He believed the home should reflect community character.

Commissioner Thompson expressed concern for no on-site soil balance being conducted with the excavation and felt additional work is needed in order to remove the negatives. He further indicated that when viewing the house from the edge of the lake it is very prominent.

Commissioner Holland believed the language in the Development Code is an issue and agreed that additional work is needed. He objected to merging the lots in order to generate parcel tax.

Commissioner Julin stated she had nothing further to add.

Chairman Berland stated that the proposed residence is far too large and conflicts with the neighborhood and he cannot make the findings regarding the excess grading and he also cannot make the exception for the ridgeline. He hoped this project could be redesigned and brought back in a fashion where these findings could be made.

Agency Director Hinds noted that the Commission could ask the applicant to agree to waive the time requirements and work with staff to come back with a revised project for the Commission's consideration. Mr. Giacomini recommended that the Commission vote on the matter.

M/s, Dickenson/Greenberg, and unanimously approved, to direct staff to prepare a revised Resolution to be brought back to the Commission for adoption at the June 21st, 2004 Planning Commission meeting. Motion passed 7/0.

Chairman Berland announced at 3:54 p.m. that the Commission would take a ten-minute recess and then reconvene with the public hearing on the Draft Countywide Plan.

7. DRAFT MARIN COUNTYWIDE PLAN

Public hearing on the Draft Countywide Plan

The hearing was opened to the public.

Elizabeth Moody, Mill Valley resident, agreed with green building, but sustainability is the goal. She pointed out that the only infill site that promises any development is St. Vincent's/Silveira.

Rebekah Collins, Marin resident, believed the link between energy use and greenhouse gas emissions should be strengthened. She stated that the community choice aggregation could be strengthened if the County passed an ordinance, which is the most cost effective tool to present the strongest voice at the CPUC.

Dennis Gates, agricultural landowner, read a letter into the record and requested that the proposed trails on their property be removed from the Countywide Plan. He further noted that he submitted a letter for the review of the Commission on that same subject.

Nancy Gates, agricultural landowner, provided the Commission with an aerial photograph for their review in regard to trails. She also read a letter into the record for the Commission's consideration and requested that the trails located on their property be removed from the Countywide Plan. She further requested that their letter be made part of the public record.

Commissioner Holland asked staff what authority the Commission has in regard to trails. Agency Director Hinds responded that the Commission is an advisory body to the Board of Supervisors. Staff noted that if there is an error regarding the trail location that would be corrected by the Parks and Open Space staff.

Mark Pozzi, Valley Ford landowner, objected to access through his land and requested that proposed trails through his land be deleted from the Countywide Plan.

Chairman Berland noted that the draft Countywide Plan would be revised and forwarded to the Board with a "note" that the public is not allowed to use these proposed trails.

Cheryl Pozzi, Valley Ford landowner, read a letter into the record requesting that the Commission remove the proposed trails through their ranch. She noted that the map is illegal and must be corrected immediately for the safety of their animals and equipment. She further added that their parcel is not part of the coastal trail.

The public hearing was closed.

Commissioner Julin recommended removing the map from the Countywide Plan during the review period in order to address the landowners' concerns.

Commissioner Thompson explained that a study had been prepared, and the Commission was asked to hear public testimony. Furthermore, he wished to visit the site in order to better understand the location. Agency Director Hinds responded that staff would also further investigate the matter.

Commissioner Barner recommended that staff come back to the Commission with an errata sheet and provide the Commission an opportunity to discuss the matter in more detail at a later time. Commissioner Julin concurred and felt there is an urgency for this matter. Agency Director Hinds requested at least two weeks to confirm the situation.

Commissioner Greenberg stated that the Commission should not rush to judgment and believed the Open Space District should review this matter and then the Commission could discuss the merits at a later date.

The Commission agreed to further discuss the trails map on June 29th.

Commissioner Julin suggested having a stamp pad with red ink noting an error as well as noting the error on the County's website in regard to the map. Agency Director Hinds recommended adding a replacement page.

Chairman Berland announced that the Commission would continue discussions on energy and green building.

Should energy and green building incentives and technical assistance continue to be provided?

The Commission agreed.

Should energy efficiency, renewable energy, and green building techniques be mandatory particularly for larger homes and businesses?

Commissioner Greenberg recommended establishing a program to monitor the energy use of larger homes. Commissioner Barner concurred. He also noted that if energy could be saved on moderate sized homes it would be beneficial to the County as well.

Chairman Berland believed the Water District's energy use should be reviewed as well.

Should energy efficiency and green building standards be enacted to address existing residential and commercial buildings?

Commissioner Julin recommended rewording the question to add "existing compliance."

Commissioner Dickenson believed standards should be "*explored*" rather than "*enacted*." Commissioner Greenberg concurred and believed they should make their determination on economic realities.

Chairman Berland suggested a limitation on what is "mandatory."

Commissioner Thompson pointed out that it would become more expensive and difficult to deal with energy and gas. He pointed out the need for more energy conservation and choices. He concluded that the County should mandate some energy conserving measures.

Should the County lead by example, i.e., meet LEED standards and use renewable energy sources in public buildings?

Commissioner Barner suggested stating, "*Should the County continue to lead by example.*" The Commission and staff agreed.

Rich Lopez, Marin County Fire Department, noted that there are silver, gold and platinum standards for LEED, depending on the cost.

Should the link between energy use and greenhouse gas emissions be strengthened?

The Commission agreed.

GOAL EN-1: Decrease energy use.

Commissioner Greenberg suggested addressing green building and energy use in relation to water in this section. Agency Director Hinds agreed that it should be mentioned and cross-referenced. Commissioner Thompson recommended revising the pie charts because MMWD is the largest user of energy at the peak period.

Commissioner Holland recommended a third goal to continue and expand the green building program within the entire section. Agency Director Hinds responded in the affirmative. Commissioner Holland also recommended adding more language to the "Introduction" section for individuals to understand what Marin County has accomplished. Agency Director Hinds agreed. Commissioner Holland recommended adding the concept of recycled

material to the green building goal. He also suggested adding a fourth bullet on page 3-66 supporting community choice aggregation.

Commissioner Thompson discussed green building and pointed out that the market has made the county green because it is clearly a trend in the product supply industry and believed they should acknowledge that concept.

Commissioner Dickenson discussed the statewide pie charts on page 3-63 and 3-64 and believed that should be noted and explained. He discussed the key trend introductory paragraph and pointed out that it referred to the State's information. Tim Rosenfeld, Energy Consultant, pointed out that Figures 3-11 and 3-12 are for Marin, but they are not normalized for weather and it could misrepresent the actual growth. He added that Figure 3-8 is PG&E's service area with the rest being Marin.

Commissioner Greenberg discussed page 3-66 regarding incentives and suggested adding examples to EN1.1 in order to be clear what is being discussed. She also believed energy programs should be established. She recommended changing the word "*encourage*" to "*require*" on page 3-67 under EN-1.c. Agency Director Hinds responded that staff could state, "*use the discretionary permit process to require green building practices.*"

Commissioner Thompson discussed page 3-66 regarding green building and suggested changing the language to state, "*encourage energy efficient, recycled materials.*" Energy Consultant Rosenfeld responded that on page 3-66 under the first three polices it discussed the mandates, incentives, and public information and educational programs, so those are the overriding themes. Mr. Rosenfeld discussed EN1.a in regard to establishing a sustainable permitting process and that the changing nature of green building techniques requires flexibility and a continual review.

Commissioner Dickenson discussed page 3-68 and believed the terms "*silver, gold and platinum*" should be defined. Agency Director Hinds recommended including a sidebar in that regard.

Commissioner Dickenson commented on the use of shading parking lots to save significant energy. Agency Director Hinds responded that portable shade structures could also be considered.

Commissioner Holland believed EN1.e should be clarified. Agency Director Hinds responded in the affirmative. Commissioner Holland suggested adding some goals or benchmarks addressing green building as well.

In response to Commissioner Holland's question, Mr. Rosenfeld responded that tidal power could some day provide 100 to 200 megawatts for generating electricity.

Agency Director Hinds recommended that the Fire Department address the Commission on environmental hazard issues before the dinner recess. The Commission agreed.

Rich Lopez, Marin County Fire Department, discussed Section 3.7-Environmental Hazards and noted that they have been working with the county fire chiefs on that issue. He believed the Plan should discuss hazard reduction in relation to different types of ownership and the fire risks in the Mt. Tam area. He further noted that the Fire Department notifies individuals about clearing debris and cutting grasses in order to prevent wildland fires.

Forrest Craig, Division Chief, Novato Fire Department, submitted a letter for the Commission's consideration and invited the Commission's questions. He stated the environmental hazard section had been reviewed by the Fire Department and proposed changes acceptable to staff that would be before the Commission in the near future.

Chairman Berland asked staff to address PG&E and fires from power lines.

Steven Jensen, Chief Building Official, emphasized that it is critical to mitigate fire hazards once identified.

Kristin Drumm, Planner, summarized the staff report on Environmental Hazards that included the following:

- Key Trends
- Key Issues for Consideration
 - Should educational materials and maps regarding potential safety hazards be provided to existing and prospective property owners in hazardous areas?
 - Should applicants be required to identify “defensible space” and other fire mitigation techniques on plans submitted in high-risk wildland fire areas?
 - Should high hazard areas - such as floodplains - be included in the “greenbelt” within and surrounding the City-Center Corridor?

Ms. Drumm also provided the following maps:

1. Fault Hazards
2. Seismic Shaking Amplification Hazards
3. Liquefaction Susceptibility Hazards
4. Flooding

Chairman Berland announced at 6:39 p.m. that the Commission would take a dinner recess and then reconvene with further discussion on the Countywide Plan.

Goal EH-1-Hazard Awareness

Commissioner Holland expressed concern for the following sentence on page 3-79: “(Most fires occur in the City-Centered Corridor, where response times are usually five minutes or less.)” He asked staff to explain the intent of that sentence. He believed focus should be on wildland fires and the entire fire section should emphasize that aspect. He further suggested added a program EH-1.3 on page 3-81 “to encourage local disaster councils and emergency response training.”

Commissioner Barner suggested focusing on community-oriented programs such as brush clean up under the implementing programs.

Goal EH-2-Safety from Seismic and Geological Hazards

Commissioner Holland discussed EH-2.c and believed it is more of a policy rather than a program and asked staff to explain. Michele Rodriguez, Principal Planner, responded that Commissioner Holland’s point is well taken and staff would investigate.

Goal EH-3: Safety from Flooding and Inundation

Commissioner Greenberg pointed out that the 3 E’s symbol did not reflect the language on page 3-84.

Commissioner Holland commented on page 3-87 regarding the Corte Madera Creek Watershed and asked staff to investigate what they are requesting. Staff responded that the specificity is not appropriate.

Commissioner Greenberg discussed page 3-85 under EH-3-c and suggested removing the word “consider” and state, “zoning overlays.” Agency Director Hinds agreed to review this issue in order to understand whether it should be revised or expanded.

Commissioner Dickenson suggested removing the term “not yet applied.” Agency Director Hinds suggested ending the sentence after the word, “identified” to read, “Consider revision of the F-1 and F-2 Flood Districts to include areas where susceptibility to flooding is identified.”

Commissioner Barner commented on EH-3.k and noted that it did not convey the impacts of sea levels rising and the potential should be indicated. Principal Planner Rodriguez responded that the entire section would be addressed

along with some cross-referencing. Commissioner Barner discussed maintenance of flood control programs and requested that additional language be included.

Commissioner Dickenson discussed EH-3.1 on page 3-87 regarding Santa Venetia levees and suggested changing the wording to make it clearer. Staff pointed out that it is premature to include that project in the Plan.

Commissioner Thompson stated that EH-3.k should better indicate anticipated sea level rise and recommended that EH-3.n be modified. Agency Director Hinds agreed to add language in the case of an emergency.

Commissioner Barner suggested adding resources into the appendix. Agency Director Hinds responded in the affirmative.

Goal EH-4: Safety from fires

Commissioner Thompson noted that there is no authority to mitigate or abate situations that are hazardous in regard to undeveloped parcels. Mr. Jensen responded that if the owner decided not to abate, the County could bill the owner for such abatement work.

Commissioner Holland discussed EH-4.f regarding fire sprinklers in second units and believed second units should be required to have sprinklers. Agency Director Hinds responded that any structure undergoing a substantial remodel is required to have sprinklers. Staff recommended defining “*substantial remodel*” rather than singling out second units.

Commissioner Barner recommended stating, “*encourage.*” Commissioner Holland suggested stating, “*encourage sprinklers in all living units.*” Agency Director Hinds recommended discussing the issue with the Fire Department before making a determination. The Commission agreed.

Commissioner Greenberg agreed with Commissioner Holland’s comments and believed the language regarding fire sprinklers should be modified to state, “*encourage fire sprinklers in all habitable space*” including second units.

Commissioner Thompson discussed fire-retardant roofing and suggested stating, “*all repairs in Class A.*” Agency Director Hinds suggested stating, “*encourage replacing roofs that do not meet Class A requirements.*”

The hearing was opened to the public.

Dave Coury, representing The Housing Council, reminded the Commission that the League of Women Voters breakfast would be held on the morning of June 10th. He also noted that on Monday, June 14th he would provide his comments in relation to the Housing Element.

The hearing was closed to the public.

HOUSING ELEMENT

Agency Director Hinds announced that the County received State approval for the Housing Element and provided the Commission with a brief summary of the certified Housing Element.

Barbara Collins, Affordable Housing Strategist, provided the Commission with an overview of the Housing Element that included the following:

- Key Trends and Issues
- Key Trends – Who Needs Housing?
 - Lower Income Housing
 - Marin’s Aging Population
 - Young Adults

- Person with Special Needs
- Housing for Local Workers
- Types of Housing Needed?
 - Rental Units
 - Smaller For-Sale Housing
 - Special Needs Housing
 - Second units
 - New Housing that Fits in with Existing Communities.
- Housing Element Requirements 1999-2006
- Where Should New Housing be Located?
- Issues?
 - Should the State certified Housing Element be amended?
 - Should we increase affordable housing program and or sites in other sections?
 - Should we develop specific plans for transit-oriented development?
 - Should we develop affordable housing overlay zoning?

Dan Dawson, Senior Planner, discussed the following Goals and polices:

- Goal HS-1: Collaboration and coordination in housing.
 - Polices
 - Implementing programs
- Goal HS-2: Well designed housing
 - Polices
 - Implementing programs
- Goal HS-3: Efficient use of land
 - Polices
 - Implementing programs
- Goal HS-4: Special needs housing and services
 - Policies
 - Implementing programs
- Goal HS-5: Institutional capacity to achieve housing
 - Polices
 - Implementing programs

Agency Director Hinds appreciated the excellent work of Ms. Collins and noted that he is very proud of the accomplishments made to date.

Chairman Berland noted that additional public comment on the Housing Element would take place June 14th, 2004.

Commissioner Dickenson suggested expanding the introduction section to further note that the State certified Housing Element is summarized (unchanged) in the Countywide Plan.

Chairman Berland commented on HS-1.1 that affordable housing is an important County priority and that he believed it would be inconsistent with the basic 3-corridor policy to remove a major portion of the City-Centered Corridor from development.

Commissioner Holland discussed HS-3.10 and questioned staff regarding certain requirements for tenants in common (TIC). Affordable Housing Strategist Collins responded that TIC's are not prohibited, and those listed could benefit from that program. Commissioner Holland recommended recognizing the land trust as well. Staff agreed.

Chairman Berland suggested adding a section about opportunities for redevelopment such as in the Tam Junction area, which would provide an opportunity to develop some needed housing. Agency Director Hinds noted that further development in already disturbed paved commercial areas near transit is a major theme of the draft Plan.

Chairman Berland adjourned the meeting at 9:02 p.m. and continued the hearing to June 14, 2004 at 1:00 p.m.