

MARIN COUNTY PLANNING COMMISSION WORKSHOP MINUTES

March 29, 2004

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

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

Commissioners Absent: Ray Buddie

Staff Present: Alex Hinds, Agency Director
Michele Rodriguez, Principal Planner
Dan Dawson, Senior Planner
Michelle Reed, Recording Secretary

Minutes Approved on: **MAY 3, 2004**

Convened at 4:50 p.m.
Adjourned at 7:10 p.m.
Reconvened at 7:45 p.m.
Readjourned at 9:00 p.m.

1. ROUTINE TRANSACTIONS:

- a. M/s, Julin/Holland, and passed unanimously of those present, to incorporate the staff reports into the Minutes. Motion passed 6/0 (Commissioner Buddie not present).
- b. Continuances- None
- c. Minutes - None

2. COMMUNICATIONS

Chairman Berland announced that the Countywide Plan hearing on March 30th, 2004 would start at 5:00 p.m.

3. DIRECTOR'S ORAL REPORT

- a. Update on Board of Supervisors Actions

April 6th – Ghazi Design Review (Will continue it to April 20, 2004)

April 20th –Contracts for Initial Studies

- b. Report on On-Going/Pending Development Projects

Brian Crawford, Deputy Director of Planning Services discussed the Whalers Point project and a contract that was going to the Board of Supervisors

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

No one in the audience to speak on items not on the agenda.

5. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

None

6. DRAFT MARIN COUNTYWIDE PLAN – PUBLIC WORKSHOP

Alex Hinds, provided the Commission with a presentation in relation to “*What had been accomplished*” as follows:

- Community Meetings
- Working Groups
- Background Reports
- Scenario Analysis
- Administrative Draft Plan
- Peer Review
- Public Review Draft

Mr. Hinds emphasized that no decisions could be made at a workshop and responded to Commissioner Dickenson’s comments by stating that if an individual attended the third meeting that person could speak on an item already discussed.

Michele Rodriguez, Principal Planner, explained to the Commission that on certain nights she would have guest speakers in attendance in order to provide the Commission with a presentation on related topics as well as answer questions.

Commissioner Thompson believed the final recommendations to the Board of Supervisors should be made at the end of the Plan. The Commission and staff agreed.

Mr. Hinds also provided the Commission with a brief presentation on the “Introductory” chapter.

The workshop was open to public comment.

Kathy Cuneo, Marin resident and retired wetlands specialist, expressed concern for the overlapping of the three circles and believed it is less accurate throughout the entire document.

Nona Dennis, Mill Valley resident, provided the Commission with a handout on the three circles. She added that she had been studying “sustainability” since the early 90s. She believed the symbol of the three circles should not be used. She further pointed out that there is no real cohesiveness throughout the entire Countywide Plan and hoped that sustainability is not a wish and that it really happens.

Margaret Zegart, Marin resident, expressed concern for the three circles and felt they should not be used. She recommended that Section 1-15 should include water and Section 1-16 should include environmental protection.

Andrew Thompson, Tiburon resident, pointed out that the County’s goal was high value industries for the entire County.

Anthony Valerio, San Rafael resident, believed the stream corridor and the stream ordinance must be clarified. Mr. Hinds responded that the biological consultant would be present tomorrow to address that concern.

Commissioner Holland pointed out that page xi needs a fourth item with economics. Commissioner Dickenson indicated that it must state the following: “*that the mission was adopted by the Board of Supervisors on this date.*” Commissioner Barner believed the mission statement should be updated more often rather than every ten years.

Commissioner Thompson pointed out that the community must be sustainable.

Commissioner Holland suggested modifying page 1-1 to be “*dashes*” rather than “*decimal points.*” He also discussed Section 1 and explained that it should be on the first line under the Table of Contents. Commissioner Dickenson also commented on the appropriate use of “*dashes*” and “*decimal points.*”

Commissioner Berland suggested removing “Recreation” from the “Coastal Recreation Corridor” and state what it was and what is anticipated. Commissioner Dickenson pointed out that Section 1-2 under the “Baylands Corridor” provides a definition.

Page 1-3

Commissioner Dickenson stated that on page 1-3, the concept of sustainable communities should be included in that section as well as natural systems.

Commissioner Julin suggested locating the three circles under the comments on the right side and move that comment section to a different location.

Commissioner Holland commented on Item #2 and pointed out that the topics discussed are not the same. He also believed the term, “finite resources” is sufficient.

Commissioner Dickenson commented on page 1-3 and believed it should indicate the total. Mr. Hinds responded that it could be moved to a different section. He further requested that the Commission wait until that topic is discussed in more detail. The Commission agreed.

Commissioner Dickenson pointed out that page 1-3 did not discuss protection of the habitats.

Commissioner Holland discussed page 1-3 under Item #3 and recommended stating, “Natural Systems” or “continue to make progress.” He also recommended changing Item #4 of the last sentence to state, “Production.”

Page 1-4

Commissioner Holland noted that Item #9 should state, “We will foster.”

Commissioner Julin commented on Item #8 under the last sentence and believed the phrase “of well paying jobs” is inappropriate as a goal and should be removed from this document. Commissioner Thompson suggested using the word, “meaningful employment.”

Commissioner Dickenson discussed Item #7 and recommended that the word, “expand” be changed to “we will provide.”

Commissioner Thompson commented on Item #7 and stated that technology would always improve even if they retain how they currently get the matter accomplished. Commissioner Barner desired the use of the word, “retain.” Mr. Hinds suggested using the word, “aligned.”

Commissioner Julin believed a sentence about “locally owned business” should be promoted under Item #7 as well. She further recommended stating, “We would support locally owned business.”

Chairman Berland discussed Item #7 and suggested changing the word, “address” to “create.”

Commissioner Barner discussed Item #6 and felt the language should be expanded to indicate more than just workforce housing.

Chairman Berland announced at 7:15 p.m. that the Commission would adjourn for a dinner break and reconvene at 7:50 p.m. and continue discussion.

Jim Goodwin, Member, Working Groups, provided the Commission with some information about the working groups and why they were established.

Commissioner Thompson asked Mr. Goodwin to explain how he defined “sustainable.” Mr. Goodwin responded that he investigated a large number of websites to find the real definition of sustainable and supported an inclusive definition.

Page 1-5

Commissioner Dickenson discussed the entire idea of “sustainability.”

Chairman Berland asked the Commission if they agreed with Herman Daly definition of “sustainability.” Mr. Hinds pointed out to the Commission that while he preferred that definition not all individuals would agree with Herman Daly’s theory.

Mr. Goodwin stated that in his view the three circles represented equality among the three groups.

Commissioner Holland expressed concern for the shaded areas in the circle and desired to know what the different shades represented.

Margaret Zegart, Marin resident, discussed the large circle and believed the two little circles inside provide a better design.

Commissioner Thompson agreed with Mr. Goodwin that the three circles represent equality amongst the three groups. Mr. Goodwin pointed out that the three distinct circles represent a connection amongst the three groups.

Randy Greenberg, Tiburon resident, indicated that the Commission must focus on the concept and not the design. She further believed they must focus on the real definition of “sustainability.”

Page 1-6

Commissioner Barner commented on Figure 1-2 and desired an explanation for the graph. He also stated that if they are going to use the chart, they should use a world average. He further asked staff what could be done to reduce the numbers in order to be more realistic.

Commissioner Thompson pointed out that the map did not compare Marin with other places in the United States, which he felt should be addressed.

Chairman Berland announced that due to the late hour, the Countywide Plan hearing would be continued to March 30th, 2004 at 5:00 p.m.