

MARIN COUNTY PLANNING COMMISSION OFF-SITE HEARING SUMMARY

April 16, 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, Director, Community Development Agency
Michele Rodriguez, Principal Planner
Larisa Rosnowzki, Planning Aide
Alexandra Morales, Planning Commission Secretary

Minutes Approved on: ***September 13, 2004***

Convened at 10:00 a.m.
Adjourned at 2:30 p.m.

1. ROUTINE TRANSACTIONS:

No routine transactions were conducted.

2. COMMUNICATIONS

No communications were submitted.

3. DIRECTOR'S ORAL REPORT

No Director's Report was given.

4. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER) - None

5. FUTURE AGENDA DISCUSSION ITEMS - None

6. DRAFT MARIN COUNTYWIDE PLAN: BAYLANDS CORRIDOR

At the Planning Commission hearing of April 12, 2004, the Planning Commission agreed to visit four key sites throughout the County which would be within the Baylands Corridor and help to educate them about the varying types of Baylands. At 10:00 a.m., the Commission convened their meeting in the Planning Chambers. At 10:30 a.m., the Commission began the tour of the chosen sites which included: Santa Venetia (end of Meadow Drive); Richardson Bay Helipad (South Marin); St. Vincent's/Silveira (San Rafael); and Gness Field (Novato), in the respective order. In visiting each of the sites, Biology Consultant Jim Martin used maps and aerial photographs to explain the location of the Baylands boundaries and specific biological characteristics of each site. Comments and issues noted at each of the sites were as follows:

Santa Venetia (end of Meadow Way):

1. Public outreach and education is needed regarding the environmental sensitivity of privately owned lands abutting sensitive biological lands.
2. Staff should consider that if properties are exempted from the wetland policies and since properties are conventionally zoned, whether they need to trigger discretionary review of new accessory buildings in the backyards. The Tidelands Ordinance could be amended to address this issue in the wetlands or the properties could be rezoned to Planned to trigger design review.

Richardson Bay Helipad:

1. The Strawberry Spit area has similar issues to Santa Venetia, in that they are already developed, small properties adjacent or in the Baylands. They may want to reconsider where the Baylands boundary lies in this situation; and they may want to check whether there are other properties along the Baylands that are similar.
2. Why are developed properties included in the Baylands area? Should the boundary be pulled back Countywide and develop a sensitive habitat/resource protection at rear yards of existing built lots?
3. Rezone publicly owned properties in Baylands with the BFC overlay.
4. Include both marsh and Baylands Corridor (99 acres)

St. Vincent's/Silveira:

1. Wetland fragmentation is an issue at this site.
2. This is an extraordinary example of bayland continuity and lands that are relatively undeveloped.
3. Staff may want to consider the implications of the Tree Ordinance at this location and any bird nesting in the Eucalyptus trees.

Gness Field:

1. Clarify why the lands are not zoned BFC?
2. It was noted that the Northern boundary of SFEI crosses the proposed corridor boundary.
3. Add policy language that properties in this area should be calculated at the low end of the density range.
4. Review Baylands allowed use, protection language, and the zoning for this area.