

**BLACK POINT AND GREEN POINT COMMUNITY PLAN
ADVISORY COMMITTEE**

Thursday, July 16, 2015
6:00 PM
Marin County Community Development Agency
3501 Civic Center Drive, Suite 308 (Third Floor)
San Rafael, CA

AGENDA

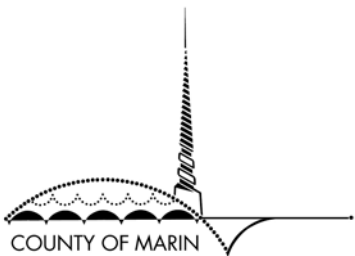
- 1. Review and accept summary minutes from June 18, 2015..... 5 minutes
- 2. Public Open Time..... 15 minutes
- 3. Continue Discussions on Proposed Changes to the Draft Community Plan 75 minutes
- 4. Planning Commission Hearing on July 27, 2015 10 minutes
- 5. Consider Endorsement of the Draft Community Plan 30 minutes
- 6. Next Steps 5 minutes
 - a. Next meeting: August 20, 2015
 - b. Future agenda items
- 7. Adjournment..... 5 minutes

For additional information contact Kristin Drumm at (415) 473-6290 or kdrumm@marincounty.org.

Visit the Black Point Community Plan Update website at <http://www.marincounty.org/blackpoint>



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**BLACK POINT AND GREEN POINT
COMMUNITY PLAN UPDATE ADVISORY COMMITTEE
Meeting Minutes**

Thursday, June 18, 2015
6:00 – 8:00 PM

Marin County Community Development Agency
3501 Civic Center Drive, Suite 308 (Third Floor), San Rafael, CA

Members Present

Hank Barner
Rob Jaret
Michael Barber

Guests

Marshall Donig
Kenneth Henry

Staff

Kristin Drumm, Senior Planner

The meeting commenced at 6:05 P.M.

1. Minutes.

The minutes were accepted from May 21, 2015 without any modifications.

2. Public Open Time

Marshall Donig commented that the proposed Policy CC-3: Require Minimum Setbacks is confusing and setbacks should be consistent with the surrounding neighborhood.

Kenneth Henry commented that more residents might attend the hearing if it was conducted in the evening. He favors the "Black Point and Green Point" name for the community plan and supports limiting Home Size Option 2 to new development on vacant lots, and to maintain the current process for setbacks in the Green Point area. He asked staff if a special effort was made to contact property owners in the Village Center area.

3. Continue Discussions on Proposed Changes to the Draft Community Plan

Discussion followed on proposed home size and setback policies. Staff introduced Option 3: Staff Recommendation on Home Size. The Advisory Committee discussed the three home size options. A clarification was made that the median floor area ratio within 600 feet includes properties in the unincorporated area only.

Staff discussed an alternative to proposed policy CC-3: Require Minimum Setbacks. A suggested modification was offered where "setbacks in the ARP zoning should be consistent with the setback patterns in the immediate neighborhood (300 or 600 feet?) or the standards of the A2 zoning district, whichever is more restrictive."

Discussion followed on the name of the Draft Community Plan and how it addresses the community's neighborhoods.

4. Discuss Planning Commission Hearing on July 27, 2015

Staff mentioned the date of the hearing may be moved to August 3, 2015 or will continue into the afternoon and early evening of July 27, 2015. Staff will send out a notification when the date and time are confirmed.

5. Next Steps

The next meeting is scheduled for July 16, 2015.

6. Adjournment

The meeting was adjourned at 8:30 pm.

DRAFT