

**STRAWBERRY DESIGN REVIEW BOARD
ZOOM MEETING
November 7, 2022, MEETING NOTES**

SUMMARY

- The scheduled special meeting was called to order at 7:00 p.m. by Julie Brown, Chair

Members present: Julie Brown (JB)
Matt Williams (MW)
Penna Omega (PO)
Chad Sparks (CS)

- Review and approval of past minutes
M/S: CS/MW to approve 10/24/22 minutes. Unanimously approved. Vote: 4-0
- Public comments for items not on the agenda:
None

Agenda Item 1: Review of the Development Code Amendments related to the Housing Element Update and the Marin County Form Based Code.

County staff presentation on the Countywide Plan and Zoning Amendments and review of the Form Based Code.

Presenters:

Leelee Thomas (LLT): Housing Element updates and County Wide Plan (CWP) amendments which will now supersede community plans due to change in state laws.

Leslie Lacko: Safety Element updates

Jillian Zeiger: Form Based Code updates

The Housing Element is located here:

<https://www.marincounty.org/depts/cd/divisions/housing/housing-element>

The Objective Design & Development Code presentation is located here:

https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/bos-pc-hearing-092722-odds/mac_odds_0_final-draft_code-documentcompressed.pdf?la=en

Public comments:

-Rick Harris expressed concerns about discrepancy on Federal vs. State data on sea level rise after hearing presentation (multiple times) and also would like to know how this impacts Seminary Project.

Board comments:

- Penna Omega asked why sidewalks were not being addressed as part of the Safety Plan. That is not part of the County's remit re: "Safety"

- Julie Brown commented that she was recently in Pleasanton and thought maybe the Form Based Code results in a bit of out of control monotony. Jillian pointed to the example project in Petaluma that used the FBC and resulted in a nice project.

- Julie Brown asked LLT to create and share a "cheat sheet" that specifies and clarifies which parts of the Strawberry Community Plan will see changes due to the changes to housing law at a state level. Specifically which parts of the CWP will be governing Strawberry in lieu of the SCP? This tool would enable community residents to understand changes that are coming from the state.

- Matt Williams asked if any identified potential Strawberry sites in the Housing Element are "By Right Development" and therefore subject to the Form Based Code(FBC)? Answer: They have to be in 2 Housing Elements, so for example, the Strawberry Village site is only being proposed in this Housing Element; it would need to be 1) not developed and 2) in a second Housing Element.

- JB asked what percentage of sites have been in a previous Housing Element? LLT said it was a small percentage because of the low number (185) required before and the new requirement of around 3500.

- JB: What is the timeline? Implementation of the FBC is moving along with the Housing Element, so approval in Jan. The FBC is not intended to be a static document. FBC currently doesn't apply to single sites, or SB-9

projects. By having a FBC, it can be used to shape SB-35 projects. MW: it doesn't apply to single family? (correct).

- Rick: will any of this FBC apply to Seminary? LLT wants to get back to us on that.

- LLT put notes in chat re: the changes regarding community plans & the CWP (see below).

Agenda Item 2: General Board Discussion

CS asked how much of this FBC is affecting Strawberry: FAR, density, and land use are generally superceded by the CWP.

JB: The earlier passes had more sweeping language that gave the Community Plans and DRB's less power.

Agenda Item 3: Communications and Future Agenda Items.

None.

Chats from Zoom:

Matt SDRB: Sorry Rick, I muted you because Leelee was talking and we were getting background noise
00:43:36 Jillian Zeiger: Income eligibility requirements are here: <https://www.marinhousing.org/eligibility-requirements>
00:50:22 Leelee Thomas: Jillian can you share
01:10:55 Julie Brown: I think that the reality of state law changes is somewhat clear where there is conflict. What I do not understand is the other language you are using which is broader and more vague about the new language for when "community plans preventing the county from meeting its housing goals"?
01:35:53 Jillian Zeiger: https://www.marincounty.org/-/media/files/departments/cd/planning/cwp/housing-and-safety-elements/bos-pc-hearing-092722-odds/mac_odds_0_final-draft_code-documentcompressed.pdf?la=en
01:36:19 Jillian Zeiger: <https://kellercourtcommons.com/>
01:37:17 Leelee Thomas: @Julie Brown and @Rick Harris here is some detail on the proposed changes to the relationship between community plans and the CWP. "A Community plan is considered part of the Marin Countywide Plan and sets forth goals, objectives, policies, and programs to address specific issues relevant to that particular community. Where there are land use designation or development density and floor area ratio differences, the Countywide Plan shall prevail, except this policy shall not apply for applications that include Development Agreements."

The meeting adjourned at 8:33 p.m.