

**MARIN COUNTY PLANNING COMMISSION WORKSHOP MINUTES**  
**March 10, 2004**  
**Marin County Civic Center, Room #328 - San Rafael, California**

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

*Commissioners Absent:*

*Staff Present:* Alex Hinds, Agency Director  
Michele Rodriguez, Principal Planner  
Dan Dawson, Senior Planner  
Alexandra Morales, Planning Commission Secretary

*Minutes Approved on:* **May 10, 2004**

Convened at 5:30 p.m.  
Adjourned at 9:00 p.m.

## OPEN TIME FOR PUBLIC EXPRESSION, LIMITED TO THREE MINUTES PER SPEAKER

None.

### 1. MARIN COUNTYWIDE PLAN UPDATE – THE SOCIOECONOMIC ELEMENT

Public workshop focusing on completing the Built Environment and the Socioeconomic Elements.

Alex Hinds, Agency Director, noted that no decisions by the Commissions could be made at a public workshop. He then summarized the key trends and issues of the Transportation section of the Built Environment Element, as well as the strategies of the Plan. Although no Planning Commission decisions were made or direction provided as part of the workshop, Commissioners expressed individual comments and concerns on this section.

Commissioner Holland:

- Page 3-158, fifth benchmark – verify accuracy.

Commissioner Dickenson:

- Include Highways 37 as a scenic highway and reference the Novato narrows project currently pending
- Page 3-148, first paragraph – Define “rural expressway”.
- Page 3-149, first paragraph – Further discuss “metering ramps”.
- Page 3-150, first paragraph – Define “East/West Greenway” along the railroad right-of-way and show on Map.
- Page 3-150, TR-1.p – Replace Smith Ranch with Marin Ranch airport and revise language to reflect that said airport was not intended to provide water oriented visitor and commercial uses.
- Page 3-154, policy TR-3.1 – Reword to state that the intent is to meet existing needs.
- Page 3-167, first paragraph – Replace San Pedro with Point San Pedro and add language stating that rock crushing and quarrying late at night is not good management.
- Correct section footers.
- Discuss the Marin Ranch airport under the Noise section.

Commissioner Barner:

- Page 3-155, TR-3.a – Add language strongly encouraging reinstatement of school bus service at no cost to families.
- Page 3-166, 4th bullet – Should reflect that the Northwestern Pacific railroad tracks have not been used for some time.

Commissioner Thompson:

- Page 3-145, Figure 3-29, #12 – Check accuracy of LOS figures.
- Page 3-171 – Consider a new policy regulating heavy equipment operation by neighboring properties.

Commissioner Berland:

- Page 3-164, Figure 3-32 – Consider adding flying helicopters to the list.
- Page 3-173, NO-1.g – In addition to noise, consider safety issues related to helicopters.
- Consider regulations for gas leaf blowers.

Commissioner Holland:

- Provide information regarding commuters, i.e., who is driving and what type of cars they are driving.

Members of the audience were invited to comment on this matter.

Mr. Roberts noted Page 3-154, TR-3.2 questioning the appropriateness of promoting rail service since it is not deemed viable or a priority by the Congestion Management Agency (CMA).

Agency Director Hinds summarized the key trends and issues of the Economy, Child Care, Public Health and Safety, and Cultural and Community Resources sections of the Socioeconomic Element, as well as the strategies of the Plan. Although no Planning Commission decisions were made or direction provided as part of the workshop, Commissioners expressed individual comments and concerns on these sections.

Commissioner Dickenson:

- Page 4-11, last paragraph – Verify and/or remove the percentage figures regarding Marin’s economic activity and jobs.
- Page 4-13, Policies EC-1.1 to EC-1.4 – Review for potential inconsistency with other policies in the Plan.
- Page 4-17, EC-1.i and Page 18, EC-2.1– These policies suggest the need to increase employment without sufficient housing.
- Map 4-1 – Review list for accuracy, i.e., Greenbrae Brickyard, Mill Valley Air Force Station.
- Page 4-109, Figure 4-22 and Page 4-110, Figure 4-23 - Clarify whether these are city or county parks, regional parks, neighborhood parks, and/or open space. Explain the County’s Quimby Act requirements.

Commissioner Berland

- Page 4-51, DIV-1.e – Reference the Southern Poverty Law Center Program.
- Page 4-71 – Include a program addressing breast cancer.
- Page 4-97, second paragraph – Verify names of architects.
- Improve clarity and readability of maps. Break up into sections if necessary and consider using the environmental corridors as a base.
- Provide a map reflecting different income levels.

Commissioner Holland:

- Page 4-63 – Environmental Justice should identify specific communities.
- Page 4-73, last paragraph – Verify the percentage of Marin adults who consume alcohol.
- Page 4-98 – The Inverness Store and the current Station House Café are not good examples of “Italianate” and “Mission Revival” architectural styles.
- Page 4-99, Figure 4-20 – Retitle as “Marin Historical Organizations” and add disclaimer stating that not all organizations are listed.
- Page 4-112, PD-1.e - -Provide location and number of closed facilities operated by other jurisdictions.
- Improve clarity and readability of maps.
- Revise format to list section page numbers at the beginning of each chapter.

Commissioner Barner:

- Environmental Justice should address lead-base paint.
- Explore the possibility of acquiring “umbrella” liability insurance for non-profits, possibly similar to that obtained by child care facilities.
- Provide an inventory of architecturally significant structures.
- Address the lack of community meeting space.
- Map 4-1 – Review the map legend for completeness and accuracy, and increase font size.
- Improve clarity and readability of maps.

Commissioner Thompson:

- Indicate how much land is available and identified as parkland.
- Map 4-1 – Review the map legend for completeness and accuracy. List properties 46-50 shown on the map.

- Improve clarity and readability of maps. Break up in sections if necessary and consider using the environmental corridors as a base.
- Page 4-32 – Delete duplicate paragraph.
- Improve clarity and readability of maps. Break up into sections if necessary.

Commissioner Julin:

- Review overlays on land use policy maps for completeness and accuracy, especially baylands which were not shown accurately throughout Southern Marin.

Members of the audience were invited to comment on this matter.

Roger Roberts, San Rafael resident, made the following comments: 1) Page 4-15, Figure 4-2 – explain how criteria will be used; 2) Page 4-17, EC-1.d –explain intent and extent of the policy; 3) the environmental justice section should include issues relating to pollution from agricultural runoff and septic systems in watersheds; 4) consider conducting an inventory not only of historic resources, but sites and buildings of architectural significance; and 5) Page 4-110, Figure 4-23 – review for accuracy.

Dawn Weisz, Sustainability Planner, stated that she could prepare a list of hazardous waste permits that have been issued by zip code and a map showing concentration areas, if any.

The Commission adjourned at 9:30 p.m. and continued the workshop to March 15, 2004.