

**MARIN COUNTY AIRPORT LAND USE COMMISSION
MARIN COUNTY PLANNING COMMISSION**

Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California
Monday, May 23, 2016– 1:00 P.M.

AGENDA

Agenda items will be heard at the time specified or later, depending on the progress of the meeting.

- 1:00 P.M. 1. INITIAL TRANSACTIONS
- a. Minutes – May 9, 2016
 - b. Communications
2. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
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1:05 P.M. 4. **2016 BLACK POINT COMMUNITY PLAN & 2016 GREEN POINT COMMUNITY PLAN**

PLANNER: KRISTIN DRUMM

This is a public hearing to consider both the 2016 Black Point Community Plan and the 2016 Green Point Community Plan.

On March 8, 2016, the Marin County Board of Supervisors directed staff to prepare separate community plans for both the Black Point and Green Point communities. The proposed 2016 Green Point Community Plan is based on the 1978 Black Point Community Plan, while the proposed 2016 Black Point Community Plan is based on the Planning Commission Recommended Draft of the Black Point/Green Point Communities Plan.

Both the Black Point and Green Point communities are unincorporated areas of 307 and 1,124 acres, respectively. The neighboring communities are located in the northeastern portion of Marin County adjacent to the Petaluma River at its entrance to San Pablo Bay, and are bisected by State Route 37. Both community plans provide guidance on issues unique to each community. The 2016 Black Point Community Plan addresses the topics of natural resources, environmental hazards, community character and land use, transportation, public facilities and services, parks and recreation, and public safety. The 2016 Green Point Community Plan focuses on issues related to its geologic setting, marsh and wetlands, land use and zoning, affordable housing, recreation, sanitation, roads and streets, public transportation, and equestrian trails.

For more information about either of these two draft community plans, please visit the project webpage at:

www.marincounty.org/blackpoint.



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least five work days in advance of the event. Copies of documents are available in alternative formats, upon request.

PLANNING COMMISSION MEETING PROTOCOLS

I. PLANNING COMMISSION VOTING REQUIREMENTS

- A. For the following actions, four (4) affirmative votes from the Planning Commission membership must be cast:
1. Adopt recommendation to adopt or amend a general, community, or specific plan.
 2. Adopt a recommendation on zoning text or zoning district amendments.
 3. Reverse or modify a previous decision of the Director or Hearing Officer for Zoning Code or Subdivision Code matters.
- B. Any other action by the Planning Commission requires a majority (for a minimum of three (3) affirmative votes). Failure to obtain a majority vote to approve an action shall be deemed a denial of the action; however, failure to reach a majority vote to deny any matter shall not constitute approval.

II. GUIDELINES FOR TIME LIMITS ON PRESENTATIONS AND PUBLIC TESTIMONY

The Planning Commission's general meeting procedure and time limit guidelines are as follows. These guidelines may be modified at the discretion of the Commission Chair in particular cases.

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| A. Planning Division staff report | 5-10 minutes |
| B. Applicant's presentation | 10 minutes maximum |
| C. Appellant's presentation (applies only if public hearing is required to act on a valid appeal) | 10 minutes maximum |
| D. Public Testimony (depending on the number of speakers) | 3-5 minutes each |
- Members of the audience may not allocate their testimony time to other speakers.

Written testimony is greatly appreciated and should be received no later than 9:00 a.m. on the Thursday prior to the date of the hearing. Please send ten (10) copies of written testimony to:

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| Marin County Planning Commission Marin County CDA, Ana Hilda Mosher 3501 Civic Center Drive, Suite 308 San Rafael, CA 94903 | e-mail: planningcommission@marincounty.org Fax: (415) 473-7880 |
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When written testimony is submitted, the text of the testimony will automatically become part of the record. It is not necessary to read the entire text into the minutes.

E. Electronic Presentations

If you wish to make an electronic presentation at the meeting, please advise the Planning Commission Secretary at 473-6269 or planningcommission@marincounty.org. Your presentation should be submitted on a flash drive at least two (2) business days (by 12:00 noon on the Thursday prior to a Monday hearing) in advance of the hearing to be checked for viruses and pre-loaded on County computer equipment. Non-County computers cannot be connected to the County Network. Please contact the Commission Secretary to discuss your equipment needs.

F. Close public hearing

When the public hearing is closed, no further discussion between the applicant, the public, and the Commission is appropriate unless the majority of the Commission agrees to hear new information only.

III. NOTICE REGARDING BUS SERVICE

The Marin County Civic Center is served by Golden Gate Transit Bus Routes 44, 45, 45K, 49K, 70, 71, and 80 and Marin Transit Routes 233 and 259, with connections to other routes at Third and Hetherton Streets in San Rafael. For more information, call toll free 5-1-1 or (415) 455-2000 (Marin County).

NOTE: ALL PLANNING COMMISSION MEETINGS ARE AUDIO AND VIDEO RECORDED.

****Visit the Planning Commission website at
<http://www.marincounty.org/planningcommission>**