

BLACK POINT COMMUNITY PLAN UPDATE ADVISORY COMMITTEE

Thursday, November 20, 2014
6:00 – 8:00 PM
Novato Atherton Fire Department Training Room
450 Atherton Avenue, Novato, CA 94945

AGENDA

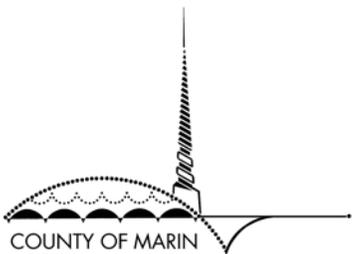
- 1. Review and accept summary minutes from November 13, 2014 5 minutes
- 2. Continue Discussion on the Administrative Draft of the Community Plan 55 minutes
- 3. Discussion on Home Size 20 minutes
- 4. Discussion on the distinction between Black Point and Green Point..... 20 minutes
- 5. Public Open Time..... 10 minutes
- 6. Next Steps 5 minutes
 - a. Next meeting
 - 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 COMMUNITY PLAN UPDATE ADVISORY COMMITTEE
Meeting Minutes**

Thursday, November 13, 2014
6:00 – 8:00 PM
Novato Atherton Fire Department Training Room
450 Atherton Avenue, Novato, CA 94945

Members Present

Michael Barber (absent)
Hank Barner
Rob Jaret
Susanna Mahoney
Bill Richards

Staff

Kristin Drumm, Senior Planner

Guests

Laraine Voitke
Phil Peterson

The meeting commenced at 6:05 P.M.

1. Minutes.

The minutes were accepted from November 6, 2014.

2. Continue Discussion on the Administrative Draft of the Community Plan.

Staff provided a brief update on the recent Planning Commission hearing on the Santa Venetia Community Plan and the potential ramifications to the Black Point community plan. The Marin County Board of Supervisors will discuss the Santa Venetia Community Plan on November 25, 2014.

The Committee continued their discussion on the Administrative Draft in the Circulation chapter.

A question arose on who owns the parking lot at the boat launch site. *[Staff note: the State of California owns the boat launch site. The parking lot area is within the State's right of way for SR 37. The County owns a portion of the parking lot across the street from the boat launch entrance. The other portion is also within the SR 37 right of way.]*

Committee members reviewed the draft and offered the following comments:

- Check civil code 845 regarding maintenance and repair of easements;
- In the Roads section, clarify that property owners on private roads are responsible for maintaining the portion of the road within their property boundaries. Staff suggested including a statement in a text box so this information stands out.
- Check with DPW staff to clarify what standards a road must meet before the County will accept an offer for dedication;

- A number of roads listed as paper streets need to be verified;
- Is the road from the boat launch along the marsh a paper street?
- It was noted that neighbors should collaborate and work together on enforcing parking and speeding issues;
- Delete the image of the speed limit sign;
- Clarify that while speed bumps may be an option to address speeding, there may be issues with liability depending on whether the road is public or private.
- Increase the size of Figure 54: Bikeway Classifications.
- Regarding planned facilities, clarify that it is not appropriate to locate the planned Bay Trail within the Gridiron area;
- Clarify that the bicycle facility on Olive Avenue is planned to open in 2015;
- Provide clarification on the locked gates;
- Encourage pedestrians and bicyclists to utilize Bay Canyon instead of Grandview Avenue; and
- Provide updated information on the Atherton fire station.

Discussion stopped on page 73.

3. Public Open Time

A question was asked regarding the extent the Natural Resources chapter describes special status species in the area.

4. Next Steps

The next meeting is scheduled for November 20, 2014 at 6:00 pm.

5. Adjournment

The meeting was adjourned at 8:00 pm.

ADVISORY COMMITTEE
HOUSE SIZE DISCUSSION
11/13/14

Given:

1. Most residential development in Black Point requires Design Review.
 - a. North of 37 is zoned "Planned".
 - b. South of 37, most lots are 50% less than the 2 acre zoning.
2. Design Review requires that all of 7 finding **MUST** be made for approval.
 - a. Finding E. "The proposed development complies with the Single-family Residential Guidelines - - -".
 - b. Page 21 of the Guidelines "Neighborhood Compatibility" reads in part, "Generally speaking, the floor area of the proposed development should not substantially exceed the median home size in the surrounding neighborhood taking into consideration site-specific factors, such as lot size, bulk and mass, topography, vegetation, and the visibility of the proposed development".
 - c. While the Guidelines are usually **guidelines**, because of Finding E., the Guideline for compatibility becomes **mandatory**.

Proposed:

1. The 10% deviation from the Median Floor to area (FAR) would add specificity to terms like "generally speaking" and "substantially".
2. Using FAR takes into consideration "floor area" as it relates to "lot size".

- h. Other work of a similar nature as Design Review, and which is
- C. **Design Review Procedures.** The Director shall review Design Review applications in compliance with the Design Review Procedures, except as otherwise provided in Subchapter 22.42.055.
- D. **Zoning Administrator review.** When a permit application that requires a public hearing is submitted to the Zoning Administrator.
- E. **Referral to Commission.** When the Director finds that significant policy issues are raised by the proposed project, the Director may refer the Design Review application to the Planning Commission for a final action.

Exhibit B
County Code 22.42.060

22.42.060 – Decision and Findings

The Review Authority shall issue the decision and the findings upon which the decision is based. The Review Authority may approve or conditionally approve an application only if all of the following findings are made:

- A. The proposed development provides architectural design, massing, materials, and scale appropriate to and compatible with the site surroundings and the community;
- B. The proposed development results in site layout and design (including building arrangement, exterior appearance, heights, setbacks, drainage, fences and walls, grading, lighting, signs, etc.) that will not eliminate significant sun and light exposure, views, vistas, and privacy to adjacent properties; that will not result in light pollution, trespass, and glare; and that will not adversely affect rights-of-way or pathways for circulation;
- C. The proposed development will provide appropriate separation between buildings and will be properly and adequately landscaped with maximum retention of trees, native plants, and other natural features consistent with fire safety requirements;
- D. The proposed development will minimize cut and fill, the reforming of the natural terrain, and appurtenant structures (e.g. retaining walls and bulkheads);
- E. The proposed development complies with the Single-family Residential Design Guidelines and the design and locational characteristics listed in Chapter 22.16 (Planned District Development Standards);
- F. The project design includes features which foster energy and natural resource conservation while maintaining the character of the community; and
- G. The design, location, size, and operating characteristics of the proposed use are consistent with the Countywide Plan and applicable community plan and zoning district regulations and will not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

C. Neighborhood Compatibility

One of the objectives of Design Review is to promote single-family residential development projects (including additions and alterations) that are compatible with the existing neighborhood character. The design of proposed projects should consider the composition and integration of the outdoor spaces and the buildings that make up the physical neighborhood. The relationships between properties, including the existing setbacks and spaces between buildings, the heights, lengths and materials of walls, roof forms, fences and plantings should be considered in the design of new projects. Generally speaking, the floor area of the proposed development should not substantially exceed the median home size in the surrounding neighborhood, taking into consideration site-specific factors, such as lot size, bulk and mass, topography, vegetation, and the visibility of the proposed development.

The relationships between residences on adjacent properties and between houses and the public street or area can be complex, and need to respect the privacy, views, light, solar access and noise effects on neighboring properties, to name a few. Design Review promotes consistency and best planning practices in balancing issues of privacy and compatibility, as related to the design of remodeled and new single-family residential development projects. The successful application of these guidelines requires consistent policy interpretation and flexible outcomes determined on a case-by-case basis.



Definition of Black Point

In Marin County, development has resulted in cities, towns, and villages. Black Point is a village in the unincorporated area of the County. The boundary of Black Point is historic and follows the Black Point School District boundary. Generally, the boundary runs from Bugeia Lane south to the flood plains and San Pablo Bay. The eastern boundary is the Petaluma River and San Pablo Bay. The western boundary follows Atherton Avenue to Olive Avenue and includes areas north of Olive Avenue to Rose Court. The western side of Atherton Avenue from Rose Court to the Bay and the area south of Olive Avenue are within the City of Novato.

The Village of Black Point was within the Sphere of Influence of Novato until 1998, at which time it was removed. In November 1997, the voters of the City passed an Urban Growth Boundary initiative that excluded most of Black Point. The Urban Growth Boundary is scheduled for renewal in 2017 . A survey for the 1978 Community Plan indicated that those who lived in Black Point did not want to be annexed into the City of Novato.

Within the village there are a number of areas, including the Village Center, Green Point, the Gridiron, open space, etc. Within the areas, neighborhood groups have developed, such as the Grandview neighborhood, Greenpoint neighborhood, Atherton Oaks, Stockton Lane, etc. Neighborhood groups and areas are generally informal and fluid. Their boundaries are not static and may change over time.