

Marin Countywide Plan

The new Countywide Plan was adopted on November 6, 2007. The Almonte District Improvement Club, along with other local community groups, were able to make a very significant difference. We didn't get all that we wanted but the plan is vastly improved for our area because of our efforts.

What We Accomplished:

The Housing Overlay Designation (HOD) and the Commercial Mixed Use Land Use Categories

Depending on traffic impact, the original versions of the "Housing Overlay Designation" (HOD) and the "Mixed Use Designations" of the Draft 2005 Countywide Plan may have allowed up to 2262 residential units in the Tam Plan commercial areas (237 units from the "HOD" plus up to approximately 1500 units from the "Mixed Use Designations" plus up to approximately 525 State Density Bonus Units). These units would have been allowed in addition to full build out of the Commercial Floor Area Ratio.

Instead, in the final version of the CWP, the number of residential units allowed in the Tam Plan Commercial areas was reduced to 150 potential new residential units (50 HOD units at the Fireside plus 100 new units allowed by the Tam Plan CAP of the "Mixed Use Designations") plus whatever number of residential units already exists on the commercial parcels. In addition, any new residential units must fall within the allowable Floor Area Ratio (FAR) of the commercial/mixed use parcels.

We were also able to get language into the plan which 1) gives priority to the retention of neighborhood serving commercial uses and 2) allows existing businesses to make full renovations (provided no square footage is added) without being required to build residential units.

Baylands Corridor:

The Baylands Corridor gives additional protections to wetlands. Originally, the Draft CWP wasn't going to include many of the Tam Plan's historic marshlands in the Baylands Corridor (many parcels East of Hwy 1 and Shoreline Hwy). However, due to our efforts, a study (resource mapping and analysis) was added to the new CWP. This study shall determine if these parcels can be added to the Baylands Corridor in the near future. If this is a success, then the Corridor regulations may help to limit development on these parcels, enabling them to be eventually restored back to pristine marsh.

This is a phenomenal accomplishment! It came about because our local communities took effective and sustained action and we had the backing of Planning Commissioner Randy Greenberg and Supervisor Charles McGlashan.
It came about because of many of you!

Thanks to everyone who conducted research, distributed flyers, wrote letters, got signatures on petitions, attended community meetings, presented at the County Public Hearings and made other meaningful contributions.

We give special thanks to:

- **Planning Commissioner Randy Greenberg**, whose dedication, advice and advocacy for our community was absolutely outstanding; and to
- **Supervisor Charles McGlashan**, without whom we never would have gotten anywhere. Supervisor McGlashan listened to the concerns of our community. He accepted a number of our recommendations and went to bat for us to ensure that provisions, which protect and benefit our area, came to fruition.

Although we have various backgrounds, we came together as a community, united for a common cause. We made a difference!

With vigilance and cooperation we can continue to preserve and enhance our community.