

BLACK POINT COMMUNITY PLAN UPDATE ADVISORY COMMITTEE

Thursday, December 18, 2014
6:00 – 8:00 PM
Marin County Community Development Agency, Room 308
3501 Civic Center Drive, San Rafael, CA 94903

AGENDA

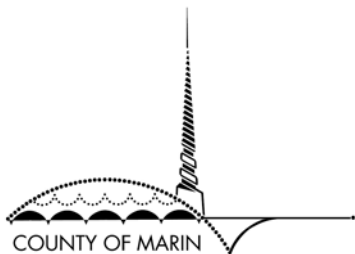
- 1. Review and accept summary minutes from November 20, 2014 5 minutes
- 2. Accept Administrative Draft of the Community Plan 95 minutes
- 3. Public Open Time..... 10 minutes
- 4. Next Steps 5 minutes
 - a. Next meeting: January 21, 2015
 - b. Future agenda items
- 5. Adjournment..... 5 minutes

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
Hank Barner
Rob Jaret
Susanna Mahoney
Bill Richards

Staff

Kristin Drumm, Senior Planner
Jack Liebster, Planning Manager

Guests

Erik Polson
Kenneth Henry
Roberta DiPrete

The meeting commenced at 6:05 P.M.

1. Minutes.

The minutes were accepted with changes from November 13, 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. Jack discussed potential options to reach out to residents and engage them in the community plan update process. Suggestions included using public access television, Novato Patch, sandwich boards, and notices via post cards or official letterhead.

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

Committee members reviewed the draft and offered the following comments:

- Refer to the right to farm ordinance;
- Policy TR-5 should emphasize that property owners with private roads must take responsibility for maintaining roads within their property boundaries. Property owners have the option of forming a maintenance district subject to a number of conditions;
- Hank agreed to follow up with the Novato Fire Department to determine the status of cul-de-sacs at the end of Norton, Holly and Grandview Avenues;
- Update Policy TR-3;

- Delete Policy TR-6;
- Mention that Crest Road ends at Laguna Vista;
- Emphasize linkage to SMART in Policy TR-9;
- Modify Policy TR-10 to say “Grandview Avenue to the top of Bay Canyon”;
- Energy conservation is encouraged. Solar access shall be considered in the location, design, height and setbacks of all buildings. Generally, buildings should be oriented in a north/south fashion with the majority of glazing on the south wall or walls of the buildings;
- In the Public Facilities and Services chapter, Confirm if County regulations require a survey to locate the septic drainfield on a property;
- Delete Policy PFS-2 and revise Policy PFS-3;
- In the Parks and Recreation chapter, add language describing how the Petaluma River is utilized for boating, fishing, hunting and other recreational activities and is an asset to the community;
- Clarify that there are two residences within the Day Island State Wildlife Area: one is a private residence and the other is or has been used as a residence for staff.
- Add a new policy to address land use at the Vince Mulroy Memorial Woodland and Wildlife Preserve;

The Committee discussed the three home size options. Staff suggested modifying Option 2 to remove item 6a – 6g and to retain reference to the Single-family Residential Guidelines. The Committee also suggested deleting Option 3. The Committee voted 4 – 1 (Mahoney opposed) to the above changes.

Discussion followed on how to describe Black Point and Green Point in the community plan. A motion was made to maintain the name as the Black Point Community Plan. (M/s Jaret/Richards passed 3 to 2).

Discussion concluded on the Administrative Draft.

3. Public Open Time

A comment was made that Green Point is very distinct from Black Point. The way the plan is currently written may be confusing to residents. Residents may care about home size but they may not know about this process and what is proposed.

Another comment was made on why the Advisory Committee chose a threshold of 10% as the limit for home size. Discussion followed on the methodology used by the Home Size Subcommittee to develop an appropriate home size policy.

With regards to public transportation, it was suggested a shuttle connection may be appropriate in Policy TR-9. Also, it is not realistic to allow any bicycle or pedestrian facilities on Grandview Avenue since the road is narrow and there is not enough room for such improvements. The plan should direct bicyclists and pedestrians to Bay Canyon. There should also be a policy to limit the purchase of energy generated from solar to that property from which it was generated.

4. Next Steps

The next meeting is scheduled for December 18, 2014 at 6:00 pm.

5. Adjournment

The meeting was adjourned at 8:45 pm.