

Dear Susan,

5-10-15

I'm writing this to you because I do not remember the gal's name who ran the meeting at the Novato city hall weeks ago and I apologize for not writing sooner. I hope you can pass this on to her.

My husband and I have lived in Greenpoint for 11 years and went to that meeting/presentation, but had to leave early. We actually attended on a rumor that this "blackpoint" meeting was going to discuss Greenpoint, and sure enough, it did. We didn't realize that our property in greenpoint was part of blackpoint as was stated at the meeting. We, and everyone we know in both areas think they are, or have evolved to be, two distinct and separate communities and should remain that way. Greenpoint and blackpoint are as different as blackpoint and Novato or Strawberry and Mill Valley. If we're part of blackpoint, I think it's time we secede from the union. We've outgrown the mothership, so to speak. If we can't have our own official plan document, then at least we need to get 50% of the billing on the front cover and in any descriptions.

Regarding the topic questions you proposed, please consider our opinions below:

1. House size: Option 2 sounds the most reasonable. We should certainly not maintain the status quo. Too many ugly, oddly-situated, imposing houses have been built in both blackpoint and greenpoint under the current design review procedures. This creates another problem in that if a new ugly, oddly-situated, imposing house is proposed for a vacant lot or as a remodel, we're afraid the fact that some already exist will allow it to pass the county's design review.
2. Setbacks: There needs to be minimum setbacks in greenpoint, especially at the front. With lots as big as the ones in greenpoint, those setbacks should be large, larger than blackpoint's, maybe 30ft., certainly not 5-10'.
3. Village Center: Except for the exterior of the deli, what we have now in the commercial area is unattractive and serves only outsiders. We think businesses in this area should be like the ones listed in your examples. No gas stations, no auto shops, no factories, no liquor stores, etc. We're not suggesting that anyone tell the existing businesses they must leave, but any new business in the area should be more consistent with the residential character. If the lumberyard closes one day, I hope small, quaint businesses go in. Not another storage facility or auto wrecking yard.
4. Other: We feel strongly that the document presented at the meeting did not adequately convey the community's opposition to big solar or wind mill installations like the one they tried to put in at the nursery. We did attend several meetings about that project and we think this new document needs to have an iron clad policy against such things anywhere except *maybe* in the commercial area.

We also think too many people have been allowed to put tall solid fences up along the road (look at 190 or 230 Crest for example) despite the county planners supposedly reviewing the plans.

We would like to make sure paved sidewalks and streetlights are never installed in the community.

We noticed contrasting trim and reflective materials are not allowed per the guidelines and we think that's too restrictive. If we wanted a beige house with beige trim, we'd live in Arizona or Vegas. There are some neat modern houses with decorative corrugated aluminum siding that looks nice and doesn't add glare.

Overall we appreciate all the hard work that went into this document and think it looks beautiful with lots of lovely photographs. Thank you for taking the time to hear us.

I.R & IR