

**BLACK POINT COMMUNITY PLAN UPDATE ADVISORY COMMITTEE**

Thursday, April 17, 2014  
6:00 – 8:00 PM  
Novato Atherton Fire Department Training Room  
450 Atherton Avenue  
Novato, CA 94945

**AGENDA**

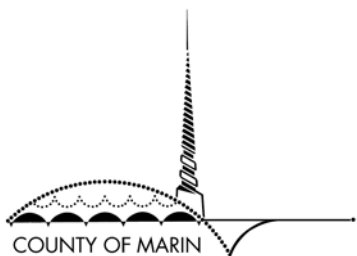
1. Review and accept summary minutes from March 26, 2014..... 5 minutes
2. Discuss Next Community Workshop on June 5, 2014 ..... 35 minutes
3. Discuss Public Access on Paper Streets ..... 35 minutes
4. Review Draft Outline of Community Plan..... 35 minutes
5. Public Open Time..... 5 minutes
6. Next Steps ..... 5 minutes
  - a. Next meeting (May 15, 2014)
  - b. Future agenda items
7. Adjournment..... 5 minutes



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For additional information please contact Kristin Drumm at (415) 473-6290 or [kdrumm@marincounty.org](mailto:kdrumm@marincounty.org).  
Visit the Black Point Community Plan Update website at <http://www.marincounty.org/blackpoint>



**BLACK POINT COMMUNITY PLAN UPDATE ADVISORY COMMITTEE  
Meeting Minutes**

Wednesday, March 26, 2014

6:00 – 8:00 PM

Marin County Community Development Agency, Suite 308  
San Rafael, CA 94903

**Members Present**

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

**Staff**

Kristin Drumm, Senior Planner

**Guests**

Eric Polson  
Chuck Bailey  
Marie Bailey  
Kenneth Henry

The meeting commenced at 6:20 P.M.

**1. Minutes.**

The minutes were accepted from February 20, 2014.

**2. Review of Draft Timeline.**

Staff discussed the draft timeline to include in the updated community plan. The Committee reviewed and discussed a list of additional items that may be included on the timeline itself or described or listed elsewhere in the document.

**3. Discuss Pedestrian Access to Vince Mulroy Woodland and Wildlife Preserve.**

The Committee discussed potential public access points to improve pedestrian access to the Vince Mulroy Woodland and Wildlife Preserve (Wildlife Preserve). Residents currently access the Preserve by passing through the closed gate at the end of Grandview to get to Cedar. An informal access pathway located near 290 Grandview Avenue and a path from San Rafael Street was discussed. A potential access point from the paper street portion of Bayview is very steep and blocked by a fence. Since many of the paper streets in the area serve as pedestrian access points to the Preserve and other locations, the Committee suggested the community plan should include language to recommend improved access ways to the Preserve. Further, the community plan should include provisions to recommend permanent public access along paper streets that are abandoned. Staff will email a list of paper streets to the Committee in order for members to review and provide input on those paper streets that should be preserved for public and emergency access.

**4. Discuss “Surrounding Neighborhood” for Median Home Size Determination.**

Staff briefly described how surrounding neighborhood is defined for the purposes of public notification. This similar process is proposed for selecting properties to be used to determine median home size for relevant development projects. The Committee discussed alternative methods for determining home size. The Committee straw voted to use the existing method described in Marin County Code 22.118.010(B).

**5. Discuss Next Community Workshop**

Staff anticipates setting the date for the next community workshop at the end of May or the first week of June. The purpose of the meeting is to provide information on important issues in the area and to obtain input and feedback on potential strategies to address the key issues. The meeting will be conducted in an “open house” format with information stations focused on key topic areas. Key topic areas that staff has identified include: home size and building setbacks, circulation and roads, including bicycle and pedestrian access; fire safety and emergency access; land use, including potential uses for the commercial center and buildout; and wildlife habitat movement corridors. Committee members and interested community residents will likely be needed to facilitate and record comments at the various stations.

**6. Public Open Time**

None.

**7. Next Steps**

The next meeting is Thursday, April 17, 2014 at 6:00 pm.

**8. Adjournment**

The meeting was adjourned at 8:30 pm.

# Black Point Community Plan Update

## Preliminary Draft Outline

- I. Introduction
  - Purpose of community plan and relationship to Countywide Plan
  - Community Setting
  - Community plan process/participation
  - Community goals
- II. Background
  - History and timeline
  - Demographic trends
- III. Natural Resources
  - Wildlife Habitat and Movement Corridors
  - Sudden Oak Death
- IV. Environmental Hazards
  - Fire
  - Flooding
  - Sea level rise
- V. Community Character and Design
  - Home size
  - Light Pollution (Dark Skies)
- VI. Community Development and Land Use
  - Existing Land Use and Buildout
  - Area Guidelines: The Village Center and Gridiron Areas
  - Affordable Housing
  - Legal Non-conforming lots
- VII. Transportation/Circulation
  - Roads
  - Bicycle and Pedestrian Facilities and Trails
  - Equestrian Trails
- VIII. Public Facilities and Services
  - Sanitation
  - Annexation
- IX. Parks, Recreation and Open Space
- X. Public Safety
- XI. Guide to Related Plans, Programs and Resources
- XI. Implementation
- XI. Appendix