

**BLACK POINT COMMUNITY PLAN UPDATE ADVISORY COMMITTEE**

Thursday, October 16, 2014  
6:00 – 8:00 PM  
Novato Atherton Fire Department Training Room  
450 Atherton Avenue, Novato, CA 94945

**AGENDA**

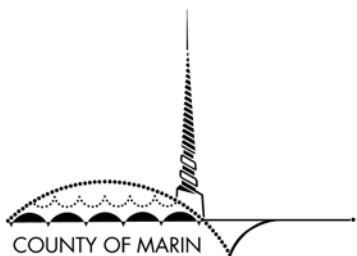
- 1. Review and accept summary minutes from July 17, 2014 ..... 5 minutes
- 2. Review Project Schedule ..... 15 minutes
- 3. Discuss Administrative Draft of the Community Plan ..... 80 minutes
- 4. Public Open Time..... 10 minutes
- 5. Next Steps ..... 5 minutes
  - a. Next meeting
  - b. Future agenda items
- 6. Adjournment..... 5 minutes

For additional information 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>



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

Thursday, July 17, 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

**Staff**

Kristin Drumm, Senior Planner  
Lauren Armstrong, Planner

**Guests**

Charles Bailey  
Mark Dubney  
Kenneth Henry  
Laraine Voitke

The meeting commenced at 6:00 P.M.

**1. Minutes.**

The minutes were accepted from May 22, 2014.

**2. Discuss Feedback from Community Workshop on June 5, 2014.**

Staff discussed a summary of the ideas and input received from June 5 workshop and survey of issues. With regards to the topic of Community Character and Home Size, while there was no clear consensus on the feedback received from the workshop on whether standards to regulate home size are needed in the community plan, the proposed draft will discuss the recommendation developed by the Advisory Committee, in addition to two other options.

Staff will follow up with Novato Fire and Marin County Parks staff to discuss the feedback regarding the topics of environmental hazards and parks, recreation, and open space, respectively.

With regards to the Village Center land use, the committee confirmed the community plan should encourage resident serving commercial uses.

**3. Discuss Outline of Content for the Community Plan.**

Staff discussed a detailed outline of the proposed contents for the community plan. With regards to the Natural Resources section, the committee suggested including a program to

study the potential expansion of the Baylands Corridor in the area, and to clarify what is meant by “wildlife friendly” fencing. In addition, add a policy to encourage the natural eradication efforts of rodents through owls. Staff will follow up with Novato Fire to confirm where there are adequate locations to turn around for fire apparatus in the Gridiron area. It should be noted that the Light Pollution strategies apply to both commercial as well as residential development in the planning area, and that one of the major implications from Sea Level Rise would be the impacts on access both into and out of the community, including Highways 37 and 101.

The committee agreed not to show a map of Sudden Oak Death since the map is not accurate. It was suggested language was needed to clarify what species of trees are impacted from Sudden Oak Death, and if UCD recommends removal of bay trees.

In the Transportation section discuss that fences and other structures are not allowed to be located within the road right of way and may impede access. In addition, include a discussion on access to the SMART station and transit service. Confirm if there is transit service along Highway 37.

In the section on Community Character and Land Use, the committee suggested that it recognize the older cottages and mansions and encourage their preservation. Examples include the former “I. Magnani” house, the Antonia house, and the former school house on School Road.

In the Trails background section, discuss physical constraints that may limit the development of new trails, such as narrow and steep roadways and ADA requirements. Also distinguish between informal trails and sanctioned ones, and that money is needed to maintain trails once they are developed.

In the Public Facilities and Services section, describe who LAFCO is and what they do.

#### **4. Public Open Time**

None.

#### **5. Next Steps**

The next meeting is Thursday, September 18th at 6:00 pm.

#### **6. Adjournment**

The meeting was adjourned at 8:30 pm.

**Black Point – Green Point Community Plan Update Schedule  
Fall 2014 – Winter 2015**

<b>Date</b>	<b>Task</b>
10/9/2014	Send out agenda packet to Advisory Committee
10/16/2014	Black Point Advisory Committee meeting to review Administrative Draft and project schedule
Week of 10/20? Week of 11/3?	<b>Advisory Committee to meet again to continue review of draft</b>
10/16 – 10/31	Revise draft based on management and Advisory Committee comments
	Use Open Marin to solicit feedback on home size options?
11/13/2014	Send out agenda for Advisory Committee
11/20/2014	<b>Advisory Committee meeting to approve draft</b>
<b>12/1/2014</b>	<b>Release draft to public</b>
12/1/2014	Conduct Environmental review
	<b>Use Open Marin to solicit feedback</b>
12/18/2014	Black Point Advisory Committee meeting
December 2014	Publicize community meeting #3 (web, mail, patch, etc)
<b>2015</b>	
January 2015	<b>Conduct community Workshop #3</b>
	Prepare PC staff report
February 2015	<b>PC Hearing on Draft</b>
March 2015	Incorporate comments into a PC Revised Draft PREPARE BOS STAFF REPORT
April 2015	<b>BOS hearing on Draft</b>
	Incorporate any BOS revisions
May 2015	Release BOS approved final plan

\*Schedule meeting to meet with BPIC to go over Draft in November or December