

Black Point- Green Point
Community Meeting #2
June 5, 2014



Participant Feedback

Road, Bicycle and Pedestrian Network

- request Sewer line along Harbor Drive
- improve railroad crossing at Harbor Drive at Grandview - currently rotten timbers and affects alignment of cars
- Street sweeping on bike lanes - periodically - on Atherton + others
- Speed bumps on School Rd. Too many speeders go up to 55mph down the road. you can't take a walk w/o fear of getting hit.
- H Lane: Many homeowners encroaching on roadway via fences + landscaping making pedestrian access dangerous
- Would like walking path along Crest
- Need pedestrian ^{+bike} access around gate @ top of Bay Canyon
- Need to slow speeders on Grandview - ~~post~~ ^{post} more ^{speed} signs ^{bumps}
 - Provide wildlife signs on Atherton Ave and consider adjusting speed limit
 - Access to Bay Canyon for peds & bikes - don't lock gate
- Speed bumps on Harbor Dr N. of Rossi Store
 - Identify wildlife corridor areas along busy roads (Atherton, School) and reduce traffic speeds accordingly.
 - side walk or designated ped walkway on Harbor Drive to boat launch
- Owners on City-maint roads under no circumstances will pay for private road maintenance/construction
- Taxes should not go to private roads and diverted from County-maint roads necessary to get to private roads
- They need to form their own mello-rouse maint. fund

- New construction/substantial remodel of homes on private streets require road fund est. during permit proc
- Parking should not be allowed on ~~County~~ restricted to one side of ~~city~~ City-maint. roads - ~~no~~ ~~for~~
 - No off-road parking for environmental reasons - Compaction + erosion
 - ~~East~~ ~~side~~ of Anton Way - ~~don't~~ parking on curb side only facing uphill, curb tire for safety reasons (fire truck)
 - ~~En~~ No encroachment on private property
 - People who live on private streets should park where they live and not on publicly maint roads
 - Discourage dumping along roads in area - especially Harbor Drive (boat launch to channel)
- BIKE & PEDESTRIAN ACCESS ON BAY CANYON**

Road, Bicycle and Pedestrian Network



Environmental Hazards

Env. Hazards

- ① Live in Black Pt. Walk in wetlands. Mowing is abysmal. Need regular mowing. Fire hazard/tick problem, etc.
- ② Bank of Scotch broom - chopped down 1 time by CCC huge wick - waiting to be lit - and other growth
- ③ Neighbors used to pull Scotch broom. Improvement Club used to remove/chip - bring back (x2)
- ④ Fire Road - Day Islands RR/paper road - around periphery - cur at Norton/low level/crosscut - good for bikes. Fire road + bike paths and part is paper road
- ⑤ Channel Rd. - Dead end possibility of getting dirt rd - for getting out. A fire trail - get out in 2 directions. Lots of families w/children
- ⑥ Fire Road - anywhere out of there
- ⑦ Vegetation Removal Enforcement - Always an issue. Balance - people that always clear, people don't. Empty lots. Absentee landlords

- ⑧ Locked gates - we can't open. One on Co, Canyon, 330 Grandview, F and ~~W~~ Wildlife. An issue for evacuation.
- ⑨ Appreciate fire dept surveying properties
- ⑩ Yrs ago - a group of ~~firemen~~ ^{firemen} cleared brush - great
- ⑪ On all additions/remodels/new units/new construction fire sprinklers. ~~in~~ In wildland interface For fire life safety contractors need to limit the cost of installation to the price of the equipment and engineering - county ordinance (fire sprinklers)
- ⑫ Fire escape (Grand) can only go back up Beedy-Grandview. Near house - gate by rr tracks. A way to walk, but can't drive car. But where to make a fire road. But we are stuck if we can't all go at once. or can't go at at grandview - what to do
- ⑬ Da Live at end of Norton - think Y shaped fire truck turnaround is good. that they installed Good for Black Pt. due to existing slopes Cul-de-Sac Not appropriate

Environmental Hazards

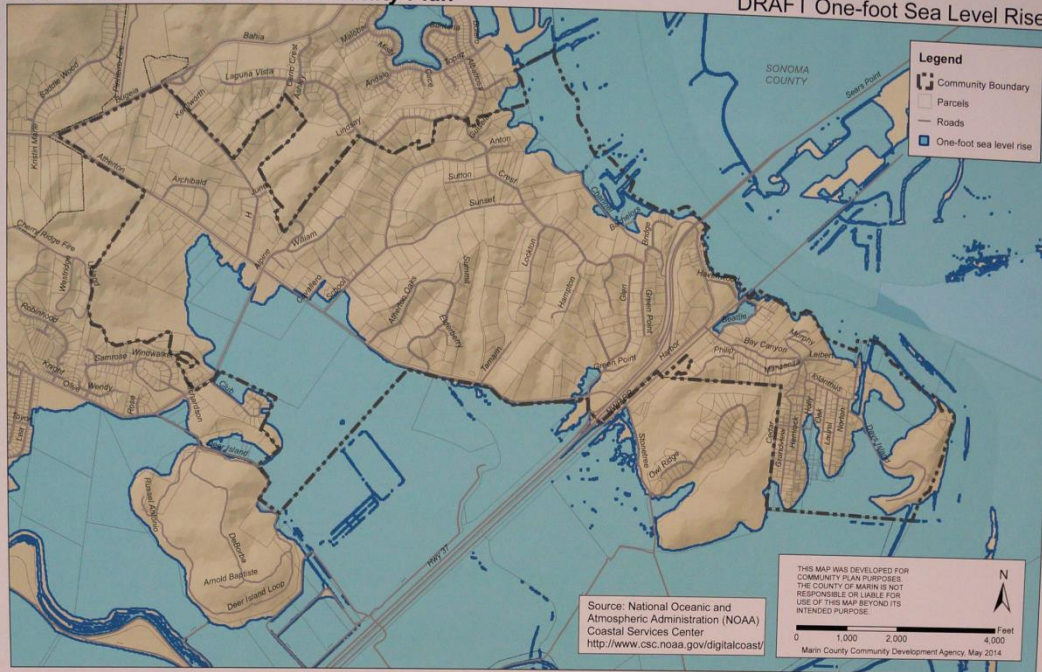
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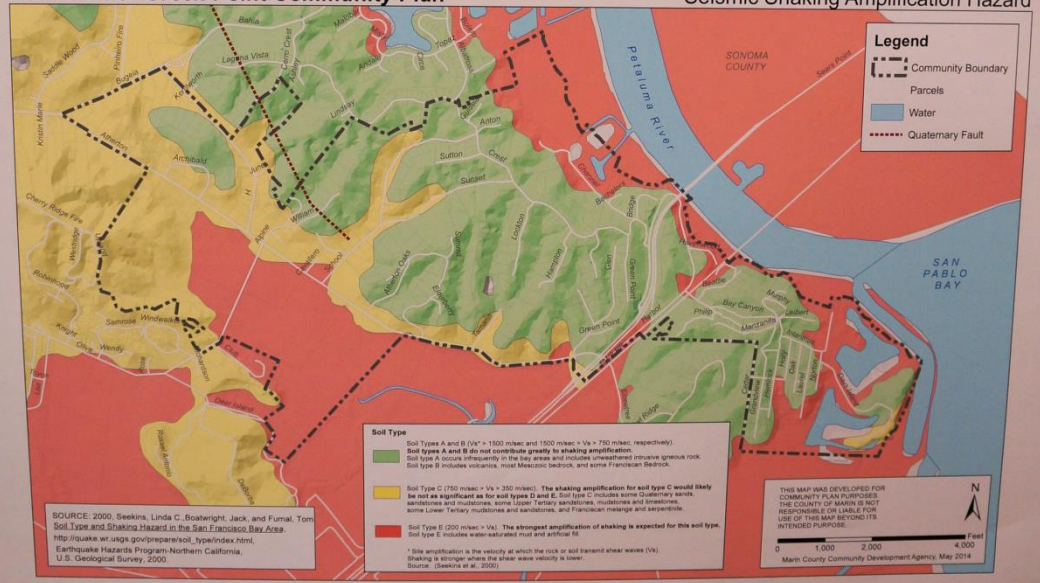
Black Point - Green Point Community Plan

DRAFT One-foot Sea Level Rise



Black Point - Green Point Community Plan

Seismic Shaking Amplification Hazard



Community Character and Home Size

COMMUNITY CHARACTER / COMMENTS HOME SIZE

- LANDSCAPING IMPACTING VIEWS
LACK OF MAINTENANCE FOR VIEWS
 - SEPTIC REQUIREMENTS ARE
NOT A GOOD CRITERION FOR HOUSE SIZE
 - CURRENT REVIEW PROCESS WORKS WELL
 - HOUSE SIZE IS AN IMPORTANT ISSUE
 - REGULATING HOUSE SIZE IS UNACCEPTABLE
IN A COUNTY • IT RESTRICTS BUILDING
 - Diversity of housing sizes is one of the great characteristics
of Black Point, and is one of the reasons we chose to build
our house here. ^{Additional} Regulations are not needed; we don't want it
to look like a subdivision.
 - Use average home size rather than median
- Interest in extending sewer line to commercial properties along Harbor Drive
(eg #5 Harbor Bossi's Deli)
- SUPPORT OPTION 2 - MEDIAN FAR
No more new homes!

Community Character and Home Size

Should there be additional standards in the community plan to regulate the size of homes?

Please place ONE dot next to YES or NO:

Yes



No



Which option do you prefer? Please place ONE dot below to select:

Option 1 No Change/ Maintain Existing Practice	Option 2 Regulate based on Median FAR (apply to entire community area)	Option 3 Same as Option 2, but only applies to the "Gridiron" area zoned A2	Option 4 Are there other suggestions you have to regulate home size that are not considered above? Please describe:
			<p>Limit home size to 4000 sq. ft. or less</p> <p>Consider Option 2 using average lot median</p>

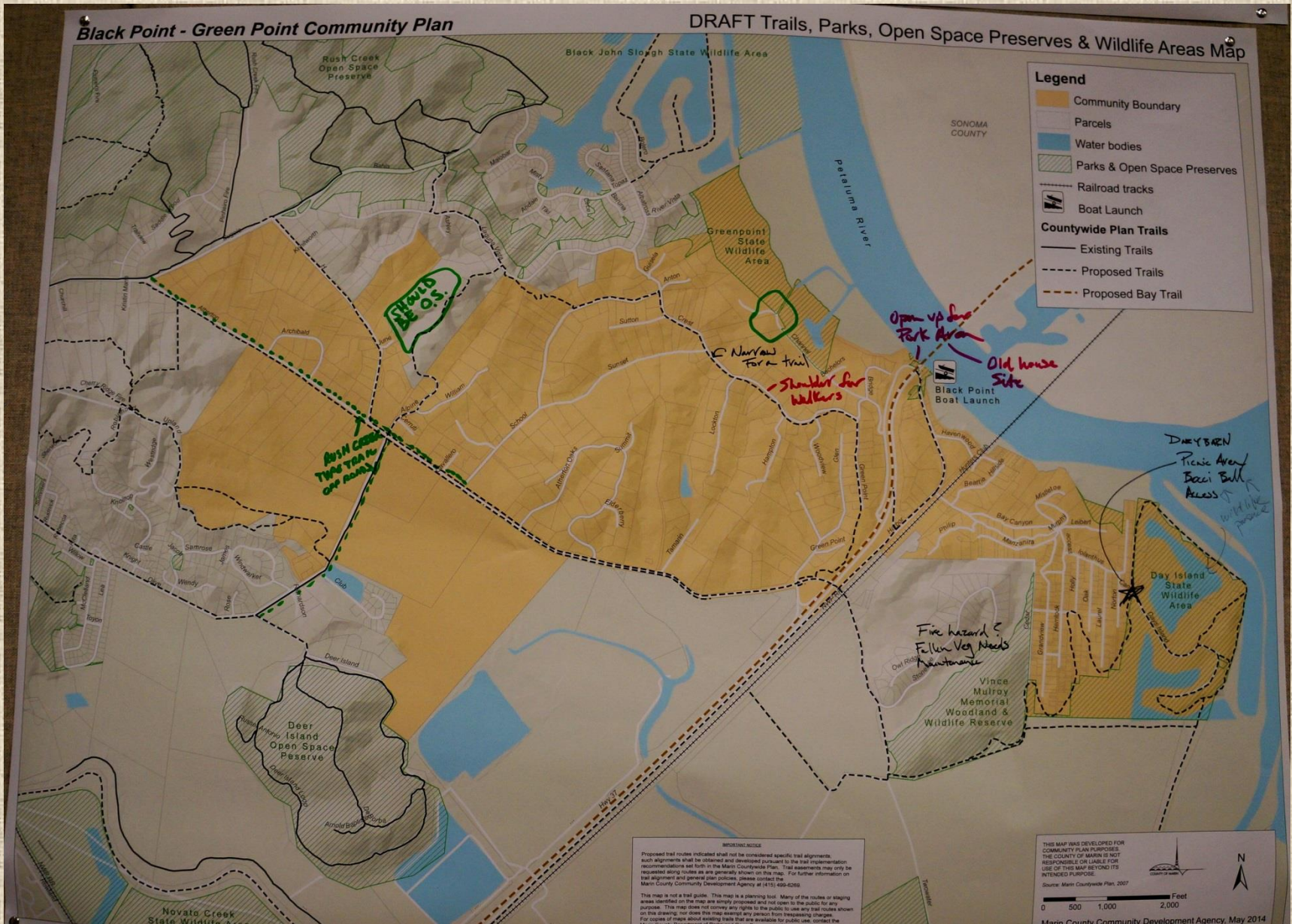
Parks, Recreation, and Open Space

PARKS COMMENTS

- No pocket parks
- No park @ Black point boat launch
- DO WANT STRIP TRAIL LIKE RUSH CREEK FOR PEOPLE OF ALL AGES, DOES HORSES BICYCLES AS MODE OF TRANSPORT.
 - Linkage to Novato from GP; BP
 - Recreation
- Continuation of Rush Creek Trail along Atherton to school & Atherton to Olive ^{Novato}
- Don't abandon paper streets because wildlife & pedestrian corridors
- Mountain Bike access through out Rush Creek Trails should be permitted

- Olive needs improvement - Pedestrian path to get to open space
- Is there any way the County can pitch in to upkeep Channel Dr?

Parks, Recreation, and Open Space



More Information:

www.MarinCounty.org/BlackPoint

or contact:

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