



Protecting Marin Since 1934

March 8, 2016

Marin Board of Supervisors
Marin County Civic Center
San Rafael, CA 94903

Re: Black Point Community Plan

Dear President Kinsey and Supervisors:

The Marin Conservation League (MCL) appreciates and respects the work done by the County Planning Commission and County staff on the Black Point Community Plan. However, their decision to deviate from the recommendation of the citizen advisory committee ("CAC") on how best to address concerns about house size and community character leaves too much to subjective review. We recommend the option supported by the advisory committee (option 2 in the Planning Commission staff report).

The update to the Community Plan has incorporated issues not previously addressed such as Sea Level Rise, use of native plants, protection of wildlife corridors and reduction of night light, all of which are praiseworthy. In an effort to discourage excessively large house sizes the CAC has identified a specific ratio based on immediate neighborhood, with enough 'criteria' to allow larger houses to be built in some circumstances. The CAC's recommendation is consistent with the purpose of community plans, which is to customize broader county regulations to respect and retain the specific character of different communities.

The CAC's approach is not overly restrictive, but will certainly do a better job of retaining Blackpoint's character than the broad single family residential design guidelines (SFRDG) created for the whole county, which allow a greater degree of subjectivity and variation in decision making.

MCL has concerns about excessive house size because of the larger footprint eliminating trees, creating larger swaths of impervious surfaces which contribute to greater runoff and flooding, use of natural resources in construction, furnishing and heating/cooling, as well as the impact on community character.

MCL recommends adoption of the Black Point Community Plan with the inclusion of the CAC's preference for house size determination.

Yours truly,

A handwritten signature in cursive script that reads "Kate Powers".

Kate Powers
President

PHONE: 415.485.6257
FAX: 415.485.6259

EMAIL: mcl@marinconservationleague.org
WEB: marinconservationleague.org

ADDRESS: 175 N. Redwood Dr., Ste. 135
San Rafael, CA 94903-1977

