

July 24, 2015

Marin Planning Commissions
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

Re: Blackpoint and Greenpoint Community Plan

Commissioners,

As a Greenpoint homeowner for decades and a member of the Community Plan Advisory Committee I am disappointed that I will not be able to attend the meeting of July 27 due to circumstances beyond my control.

I would like to emphasize a few points, relying on my associates to elaborate.

- **Home size**

Much time and thought has gone into this sensitive topic. With these recommendations, our intent is to maintain the character of a neighborhood in the immediate vicinity. This can be accomplished by considering the nearby properties as described in option 2. This was specifically designed to avoid the blanket sq. ft. policy that does not recognize the individual character of the various neighborhoods. It is our responsibility to recognize and address the fact the neighborhoods are quite varied especially within the Blackpoint and Greenpoint areas. The advisory committee has been unanimous in its objection to option 3 and in its support of option 2.

- **Blackpoint – Greenpoint**

The Blackpoint/Greenpoint issue has been a persistent point of contention between the Blackpoint and Greenpoint advisory committee members and residents. Note that the Advisory Committee approval was 3-2 and the BPIC approval was 9-5 even with a large majority of Blackpoint residents. Everyone voted along community lines. Blackpoint residents want everything to be named Blackpoint and Greenpoint residents want their own identity.

The proponents for referring to Greenpoint as Blackpoint cite the following points:

Lafco has been cited as a necessary hurdle if we elevate Greenpoint to equal community status. It has been repeatedly pointed out by county staff during our advisory meetings that Blackpoint has no legal political boundary and LAFCO is not applicable to this issue. No documentation has been produced which exactly and legally delineates a “Blackpoint” boundary. The opponents can only refer to the school district defined in the last century. There are more recent documents, including a map from circa 1940 which label the area Greenpoint. It has also been called Grandview in historical documents. The area name has long been in flux.

One can provide historical reference both pro and con to the previous names of the area and nomenclature but more importantly it is my understanding that we are creating an “*update*” to the

community plan and have a responsibility to document and respond to the changes in the area. To this end I note how Greenpoint has evolved and the stark differences to Blackpoint.

- Blackpoint has primarily much smaller lots. The 2 acre minimum is the standard in Greenpoint and the exception in Blackpoint.
- Blackpoint has non-county maintained roads in deteriorated condition while Greenpoint has county maintained roads.
- Blackpoint homes are smaller, in a more compact, much older neighborhood creating a far different atmosphere than the spacious newer community of Greenpoint.
- Greenpoint, being a newer community, has a much more current infrastructure, including roads, utilities and septic systems.

Numerous Greenpoint residents have expressed and deserve to be addressed separately from their adjacent Blackpoint neighbors. Greenpoint residents have been unaware that the “Blackpoint” Improvement Club and the “Blackpoint” Community plan does in fact include them. In example, a resident of H Lane, far west of Blackpoint would not routinely travel through the Blackpoint neighborhood and has totally different concerns. I have heard many such residents voice surprise that their neighborhood is considered the same as the community on the east side of hwy 37.

I would hope that the planning commission realizes the difference between the two communities and the need for the Plan to respond to the current evolution, not simply repeat the past.

Thank you,

Michael Barber
15 Bridge Road
Novato CA 94949