

Green Point Advisory Committee's Position on  
Black Point Community Plan Update Advisory Committee,

February 24, 2016

Marin County Board of Supervisors  
3501 Civic Center Drive  
San Rafael, California 94903-4157

Dear Supervisors,

Green Point's interests are more aligned with the Marin County Countywide Plan and the Planning Staff recommendation to the Planning Commission of July 27, 2015, than with the Advisory Committee and BPIC agendas. Green Point's interests with respect to the referenced letter include, but are not limited to the following:

- 1) The majority of Green Point requests recognition under its own Green Point Community Plan.
- 2) The majority of Green Point requests the creation of a legal boundary separating Green Point from Black Point along State Highway 37.
- 3) Concerning house size Green Point supports the Planning Commission July 27, 2015 draft (with minor language change in the body of the draft).
- 4) Concerning setback standards Green Point supports the Planning Commission recommended July 27, 2015 draft (with minor language change in the body of the draft).

Green Point Advisory Committee's Position on  
Black Point Community Plan Update Advisory Committee,

February 24, 2016

Green Point's rationale for having its own name and community plan includes:

- 1) Antiquated history of the 1800's is irrelevant to a community that emerged since the 1970's.
- 2) Green Point is commonly regarded as the area encompassing all of the minor subdivisions between Bugeia Lane and HWY 37 (MC- CDA map attached).
- 3) Green Point and all its neighborhoods has a singular character and has more differences than things in common with Black Point and should not be forced to be a sub-neighborhood of Black Point.
- 4) County Planning staff has always represented that it is not overly time consuming to split the Communities, they just needed a Green Point Community request (which we have approximately 200 signatures requesting) and direction from the Board of Supervisors.
- 5) Recognizing Green Point as a separate Community strengthens Green Point's ability to preserve and enhance its unique character.
- 6) Green Point believes that the County through the Board of Supervisors has the authority to affect this change. There is no legal prohibition against the newer Community of Green Point.

Green Point Advisory Committee's Position on  
Black Point Community Plan Update Advisory Committee,

February 24, 2016

Green Point's position with respect to house size: Green Point agrees with County Planning staff and the Planning Commission's decision to retain current Countywide Plan ARP-2 single family design review requirements.

Green Point's position with respect to setbacks: Green Point agrees with County Planning staff and the Planning Commission's decision to retain current Countywide Plan ARP-2 single family design review requirements, reinserting language to facilitate off street parking in Green Point on lots exceeding 20% slope.

Green Point is neutral on the inclusion of sea level rise, however there are no policies attached to the content so we are uncertain as to the purpose of inclusion in a small community plan and wonder if it would be better suited as a topic under the Countywide Plan.

It is an honor to represent the Community of Green Point. We have come to know our community and our neighbors better than before. Had the Advisory Committee followed due process expenditure of inappropriate amounts of time , energy, and resources could have been avoided.

Four of the five Advisory Committee signors are: (1) Hank Barner, AC Chairman; BPIC Director Emeritus and Acting Secretary (2) Susanna Mahoney AC Vice Chair; BPIC President (3) Michael Barber AC voting Member; BPIC member and former Officer (4) Rob Jaret AC Member; BPIC Chair, Board of Directors.

Green Point Advisory Committee's Position on  
Black Point Community Plan Update Advisory Committee,

February 24, 2016

This is a brief response to the Advisory Committee letter to the Board of Supervisors dated February 24, 2016.

For more information on Green Point's requests to the Board of Supervisors, please refer to Green Point Advisory Committee's Letter to the Board of Supervisors, dated February 24, 2016.

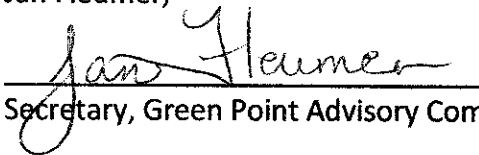
Respectfully submitted,

Roberta DiPrete,



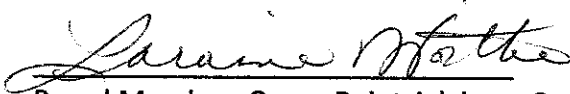
Vice President, Green Point Advisory Committee

Jan Fleumer,



Secretary, Green Point Advisory Committee

Laraine Woitke,



Board Member, Green Point Advisory Committee

# Neighborhood Areas

## LEGEND



Community Plan Boundary

Roads

Railroad tracks

