

From: [Karen Walls](#)
To: [Drumm, Kristin](#)
Cc: [William Smith](#)
Subject: Black Point Community Plan
Date: Thursday, January 15, 2015 4:47:50 PM

Dear Ms. Drumm:

We are residents of Blackpoint and will not be able to attend the meeting on Jan 26th to discuss the Blackpoint Community Plan.

Therefore, we are writing to let you know that we support the formula approved by the committee which addresses house size. This formula provides for a deviation of 10% from the mean floor to area ratio of homes in the unincorporated area that are within 600 feet of the proposed project. We would like you to withdraw the option to retain the present system of regulating house size.

We also recommend keeping Policy 5 in the updated community plan. If it is unclear, it should be clarified rather than excluded.

And lastly, we would like a stronger recommendation in the updated community plan for most of Black Point to be included in the Baylands Corridor because being in the City-Centered corridor doesn't make much sense since we are not intended for dense development and much of Black Point has a strong relationship with wetlands, lowlands, and uplands.

Thank you for considering our input on these matters.

Sincerely,

Karen Walls and Bill Smith
275 Grandview Ave
Novato, CA 94945