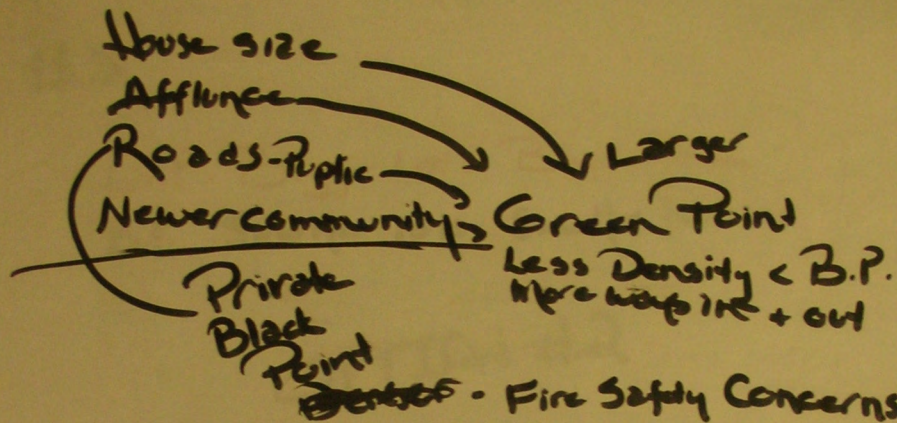


#1

#5
Patti/Bon



Issues - Fire Safety Concerns ^{bigger issue than G.P.}
 one way in one way out
 Septic Limitations

Green Pt. can handle more new homes than BIK Pt.

#1A

Historically are Community are area
 Keep character of current community.

04.01.2015

#2

#25
Tatti / Ben

G.P. Bigger Lots Bigger Homes
B.P. Smaller lots Smaller houses

OPTION #2

#3

Likes ~~to~~ the new policy

04.01.2015

#4

#5 Patti / Ben

No Village Center - Leave it be.
To mvd all ready
No change = No traffic!

Leave as paper street or abandon them?
* Greater protection from multiple families in a single family home

#5 Pedistrian Easements + W/Life Corridors

Speeding in C.P. is a problem
Rossi Deli - drinking outside is a problem -
↓
in a Gazebo which is a bus stop.

People like Day Island the way it is - nice / quite
Fences that respect wildlife
Discourage "cutting" cleatins
Between 1st Atherton 3rd B.P. Exit To rest exit.

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Day Canyon Rd - Gate
↳ Fire evacuation

BP DIFFS

GP (JL #51)

Jack

Zoning A2
AGE OLDER
RI

NOT MANY NEW HOMES
500

ARPZ

some remodel
NEWER (70's) Home
some older

SIMILAR

MORE LIKE EACH OTHER THAN
MOST OTHER AREAS OF COUNTY

BP

DIFFS (2)

GP

← WILDLIFE

TOTAL/OPEN SPACE
WILDLIFE + ANIMALS
HORSES, GOATS

04.01.2015

1 B

JL #1

CLEAR DESCRIPTION OF EACH
AS IN DRAFT (Pg 8)

HISTORICAL GENESIS OF whole and
Each Area (ie common origin,
Greenpoint emerged)

No designation without designating
all smaller area "H-lane" "Attorney Oaks"

* "Green Point" not representative of all - "School Road"

* No meaningful distinction GP - BP

* If home appraised in GP wont go to BP for Comps.

One Plan for Whole Area

04.01.2015

HOME SIZE

↓ #1

★ OPTION 2 100%

ASSESSOR'S data not perfect.

- Has it always been used? Precedent/Practice
- Can you challenge the Assessor numbers?
- Is there a better way to figure the median?

★ Uncomfortable with relying on Design Review - want clear standards₅

Keeps community character

04.01.2015

SETBACKS

JL #1

THERE should be setback
minimums in ARP2 (25' same as

A2)

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VCR

Jack
JL #1

- Things listed as "preferred" are incredibly impractical.
- Would be nice to have Community meeting place.
- Plan will be in force for long time, uses could change - this provides guidance, no matter how impractical now.

• Discourage expansion of "liquor" use in Deli

Why not a park to replace existing underused bldg, MEAS A.

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1 a) Differences

- B = Funky, Smaller lots, Zoning
- G = Grander Homes, Streettree-like
- B = Denser, Foresty, ~~Street~~ ^{More variable home sizes}
- G = Less Dens, ^{laner} streets, More accessible
More sprawl

1 b) Com Plan should clarify differences
Acknowledge that BP's geology is more
constrained than G.P.

Neighborhood characteristics are so different
that they should be addressed differently
(2 separate sets of criteria)

Max recreational opportunities for both
communities.

HOME SIZE

1. Look @ Nnasto's regulation - FAR, not tied to median home size.
2. Look @ Mil Valley & Larkspur - More flexible (Footprint & Size restrictions that do not preclude construction)
3. Apply SF residential guidelines to apply flexibility & site-specific characteristics
4. If existing regulation isn't "broken" why fix it?
5. It's not the size but how it's designed that could either impact neighborhood.
6. This table has unanimous agreement supporting Opt. 1. Trust Carthy Planning Staff!

1. Need to clarify why plan works Consistent Setbacks but also variable.
2. Having variable setbacks allow you to address specific site conditions (topography).
eg.
3. We don't want setbacks that are consistent (all bldgs lined up). Flexibility is important.

6. Tagrenq

7. Medical Marijuana Dispensary

Also Holistic Medicine Center, Meditation/Massage

8. Coffee Shop/Bakery

9. Small "Neighborhood" Grocery
(not Safeway/Whole Foods)

10. Dog Park

Village Center

1. Farmer's Market (e.g. once a week)
2. Community-serving businesses
3. Art and multi-use studios (a community meeting hall)
4. Community gardens
5. ~~Child~~ Child Daycare Center
6. Taqreniq
7. Medical Marijuana Dispensary
Also Holistic Medicine Center, Meditation/Massage
8. Coffee Shop/Bakery
9. Small "Neighborhood" Grocery
(not Safeway/Luckys)
10. Dog Park

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1 a 8 1 b

Table 8

1. Better Communication w/ Residents
(Fand out about noty. from a neighbor's flyer)

2. Limit landscape lights (is. shut off at night)
~~Dark sky~~ but support lights for safety.

3. [But opposing view is that cumulative effects
affect dark sky.] → Motion Sensor, Low Wattage, $\frac{1}{2}$
Timers

4. Better signage needed for hiking trails

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11
17 6 1a81b
+ BP & CP more

in common then
separate

+ Distinction about area
& rest of marin

+ Combined name good
but other distinctions not
important

15 6 2 Home size

+ home size more of
an issue in Blackpoint +

+ Fear of unintended consequences

+ general interest &

support for size

limit

NT 6 setbacks

- setbacks not that
important - take policy
out of books, set
goals

04.01.2015

Survival 01.01.15

11
11
AT 6 VCR

- restore old commercial as a little village area
- policy looks pretty good

restoration of old commercial
as a little village area
policy looks pretty good

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variety of home sizes w/o problems

NT Other 6

- protect paper streets

- property owner
should be able to
clear road of overgrowth
for sightlines

- enforcement of junkyards

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city of home sizes w/o problems

#2
AZ

2 H Bifurcate

Neighborhoods
separate but
equal

If It is time, the time is now

Distinctly different communities

Green Pt. sparsely populated under '78 plan

Two standalone plans

- w/ many new neighborhoods w/ HOAs

- Green Pt - take 78 plan and update for what Green Pt. wants
- Black Pt

Zoned differently

Lot sizes larger (substantially) - large ag parcels

City maintains Green Pt sts.

Home values higher (substantially)

- Green pt. - 5x size
- same size population

- Excellent infrastructure
- Modern septic

Variety of home sizes w/o problems

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2 Home Size
Option 1

AW
#2

Option 3-

Septic deals w/size of home

Inconsistent w/county plan

Assessor info is inaccurate

3) Substantially changing from current environment plan

Setbacks are

Setback restrictions for ~~green~~ black pt., not ~~black~~ green pt.

All restricted for a minimum 5 ft. (even ~~black~~ green pt.)

RP shall not be same as A-2 (bifurcate) for front or anything

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11

AW
#3

#4

Gas Station

Auto repair

- Other homes in GP may refer to as BP
- GP name is "Biggs" lots
- BP covers open space, hiking area
- Diff is a non-forest
- Don't understand need to id GP diff from BP - look @ map if confused
- Change to name should be whole comm decision by vote
- Any comm. has divisions w/in it
- GP is part of comm plan, along w/ other areas
- Plan should remain BP Comm Plan
- Don't want a GP rebrand
- Need to keep same name
- Don't want more signs
- Don't want local flow

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① LA

BP surrounded by water ①

GP newer dev. + many old houses

Older homes in GP may refer to
selves as BP

GP - more ag, bigger lots

- BP more open space, hiking area

- Diff. is a non-factor

- Don't understand need to id GP diff
from BP - look @ map if confused

- Change to name should be whole comm.
decision by vote

- Any comm. has divisions w/in it

- GP is part of comm plan, along w/other areas

Plan should remain BP Comm Plan

few outspoken GP residents

good to keep same name

signs on hwy - maybe need more signs
in times of dissent, vocal few

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(2)

2 LA

BP spearheads efforts to work w/Cty

For 30 yrs, some GP residents told
they're not part of BP

BP welcomes GP residents

2 HOME SIZE

What are existing guidelines? Depends on
Zoning

A2 (old BP) small lots, limits what/where dev

Don't need more changes

Objective to avoid huge homes on sm lots
like change (Opt 2)

Concern that County approved Grandview house
(eventually not be septic)

House so big that prop can't accomodate
septic, too big

tiny lots, GP larger
locks down house size to w/in 10% FAR

04-01-2015

3

3 LA HOME SIZE

Diff lot sizes,

* Like idea of limiting home size, but need diff. formula for ~~SP~~^{lg.} vs ~~AR~~_{sm} (opt 2)

Limiting home size ↓ prop value

- Small houses surrounding are too limiting
- Home almost always subject to Des. Rev.
- Comments during Plan Review not heeded

Exception for large lots?

ARP partially does that

FAR .30 larger than might think

Setbacks

Like the policy ✓

no prob w/ proposed policy

ARP - why would ppl build close to edge

non issue

Needed for smaller lots, but why a concern for big lots

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11
4 LA Village Ctr Land Use

4

~~Bring back BP Inn~~

Playground

Community coming together place

RR xing

Whatever use - low signage
not a lot of light

Connector trail btwn BP + Bahia +

Bel Marin Keys - beautiful marsh land

15

Question 1

1. Old School on School Road - G.P.
 - Signage for Green point ? Black point
would be nice
2. Perception btwn BP ? GP
3. More historical context about
GP. in the plan to eliminate
Confusion

Question 2

1. Encourage more signage
2. Better documentation of the historical evolution of the community
3. Emphasize that it is all Black point w/ neighborhoods in E.P., but part of B.P. too

Questions:

5.

Temp

3. Question 3
Different application of
Zoning between neighborhoods
because of lot size.

- ~~#~~ - Standards for two areas
should be treated differently
- support the County Planning
dept's effort to limit home
size, setbacks, but also encourage
development in compliance w/ community
character.

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Questions:

5. How is "grandfathering" addressed in this plan? If your house burns down, can you replace what you had?

4. Encourage the community ctr, theater, etc in the V&R area.
Anything to stop that now?
Is it economically feasible?

- septic issues?
- Environmental issues?

5. keep paper streets i wildlife
Corridors. keep paper streets
preserved as a buffer.

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