

Inverness Association Dec. 3 2014 Meeting

Public Expression

Presentation of Aberdeen-Tennis Court Steps Project Review of 135 Balboa Project / IYC / Presentation of Plans for Public Review

Approx. 60 People present

Nick welcomes audience and invites them to become members of the IA

Aberdeen – Tennis Court steps/trail project's completion

^ Mike Durrie explains project; asks for donation to help pay for work. Gives history of project: Mark Miller designed and built stairs with son, Chris.

^ Slides shown of new steps

^ Thank you to

Paul Korhummel for running this job through his construction company.

Discount provided by Jim Simon at Building Supply.

Donors who responded to solicitation letter sent out by IA in Oct.

Project's Total cost \$16,000 (approx)

56 donors have provided \$11,400 so far

145 Balboa Project

Organized presentation:

County liason: Bridger Mitchell leads discussion. Distributes prepared handout – the fact sheet he has prepared. Presents the evolution of this meeting. Explains the owners are not present because they needed more time to present technical reports and thorough presentation of project.

Thank you for the echnical assistance provided by Debbie Daly and Amy Trainor in setting up projector, etc.

Chris Stanton, Project Manager, and Sean Keating, asst. are introduced. There to provide technical clarification, not to make a presentation.

Heidi Scoble, Marin County Planner assigned to this project, explains what a County Planner does and the rules and regulations adhered do. She provides a thorough overview of entire system

Planning Division includes two bodies – both policy documents and regulatory standards must be considered

The Balboa Project lies within Planned District Zoning. A Planning Commission public hearing will be scheduled in this project.

Once Planning Commission takes action, there is a 5 day appeal period (to Board of Supervisors) for public hearings. This project requires both a Coastal permit and design review permit.

Second Permit component is considered ministerial – rendered after first permit review and approval.

Applicants have requested for a 90 day extension for the streamlined project they have submitted.

Heidi encouraged concerned members of audience to contact her with questions via phone or email

Chris Stanton has made plans available on-line.

Stood up before group to explain plan's process and interactions with IA throughout project. Project will be presented in January in more detail. He also read letter from Tim Westergren to community explaining why he isn't present and his intention to provide more detailed response to concerns expressed by community

Bridger presents portion of plans (60 pages)

Hidden Dragon Fact Sheet made available to audience (on room's front table)

Public Question and Comment Period:

To facilitate the discussion, Nick ID's 4 main topics of concern, to be discussed one by one: Scale, Tree Removal, Water Usage, Second Unit. First, an opportunity for people to make a comment addressing this particular area of concern, followed by a raise of hands of those who share the concerns expressed.

Scale

Cathy Maxwell: next-door-neighbor, described project as seen from her house as looking down at a 747. Concerned about light pollution. Compared this proposed project to the houses in the neighborhood and the community in general, concluding this project is not congruent with W.Marin.

Approx. 20 people raise hand in solidarity

Tree Removal: Approx. 25 people raise hands in concern

Tom Gaman, a local forester – expresses concern about the collective effect, for example, wind, created by removal of large trees

Nick: also expresses concern re: what impact the removal of so many individual trees will have on the forest

Water Usage:

Amy Trainer: retells her experience in Washington state. Encourages hiring independent hydrologists. Claims project endangers surrounding wells.

Chris Stanton responds: During its previous use as a monastery, 12 full-time residents used this well; there was never a water shortage. Range of influence in this hydrology is less than 100 feet. Hydrological reports that will be provided at the owners' presentation in the following month will provide data from 2 of the most respected hydrologists in the area.

Additional concern raised: Will tree removal affect water percolation and recharging of wells

Concern about water generates 25+ hands raised

Size of 2nd Unit/Studio

Michael Greenberg states that although he doesn't really know how he feels about the project as a whole, he doesn't understand the divisions within the studio or why the entrance to the 2nd unit is only through the studio. Suggests that these buildings are one, not two, in terms of use.

A few members of audience state variations of the same conclusion: the 2nd unit is problematic

Most hands raised in audience to express concern

Clarification by Heidi Scoble: the Zoning for this parcel is 1 home for 10 acres and therefore cannot be split; property can only have a single household

Concerns outside the 4 areas:

Sarah Hobson: asks about origin of aesthetic design. this is addressed by Chris Stanton.

Debbie Daly: concerned this project will set precedent in W. Marin. Heidi points out that this is not the largest home in Marin's coastal zone.

Hobie : how can the owners address the collateral damage of this project?

Michael Goldberg questions Heidi: Is this precedent setting? Will it create a chain of tear-downs?

Heidi: Neighborhood compatibility is a finding

Murray Suid: Expresses he wanted information and got it. Proud of IA for presenting this forum

Someone asks: who has the final authority over whether this project is accepted?

Heidi explains the Appeal Process --

1st) the Planning Commission,

2nd) through appeal process re: Planning Commission's decision, the Board of Supervisors

3rd) Coastal Commission

Wade Holland explains that a denial of the project by the Supervisors cannot be appealed to the Coastal Commission

Nick asks a show of hands of those who oppose the project as currently presented to the Planning Department. Nearly the entire audience raises their hands. One person in audience (Mike Durrie) expresses support for the project

Public asked to leave so Association can conduct IA business meeting and IF meeting

Because of late hour, after the approval of the minutes from 10/22, there is a move to adjourn IA meeting and move on to the IF . This motion is 2nd and carried

Inverness Foundation Meeting

Minutes approved.

Mike Durrie: Library lease update. Asking for approval of his suggestion to write County with an increase in rent to \$3000/mo. as of January 4, 2015 which will provide a reserve for upkeep of Gables as well as create a payment plan for County to reimburse the owed money over a 10 year period.

Discussion of this issue ensues:

Marshall reports he has been contacted by County in their search for an alternative library space in Inverness. He explained to the County they'd have to pay twice as much for commercial space and he has nothing available.

Nick: believes that the community will respond to support library (as they have the Aberdeen steps). Our priority should not be financial but that we don't want to lose the Inverness library.

Mike: we don't want to subsidize library. They aren't being rational.

Martha: The County's debt to the IF of \$113,000 (to repay the IF for the ADA money) and rent for the library needs to be separated out

Jim: We're getting about \$15,000 more on ADA money. We should just take County's last offer.

Mike: with current lease, we cover our expenses but aren't covered for any great unexpected expenses (i.e. roof)

F moves we accept the County's final offer with catastrophic cushion , new lease, rent takes effect and receive the ADA money by Jan 1. Bridger 2nds, passes

Membership report: Jim

227 members

56 donors \$11,400 for trail fund

Website: Martha P

Need bios of IA board members to be on website.

Should we have all past Bagpipers put on website? Dewey will do it for \$350.

Motion passes 6/4

Treasurer's report :Mike -- sent out. No questions

Jim: Building Maintenance Committee: We want Jack Mason Museum to pay for dry rot repair on outside corner of annex bldg.

Martha & Marshall propose we need an operating agreement.

Everyone agrees IA expect JMM to pay for dry rot on outside of building. We don't know how to get them to pay

Mike: Story of stairs positive – the IA can raise money when needed from the community when they perceive we are doing something for the community

Boathouse Committee: Jim, Nick, Martha H.

Discuss letter they have composed. Marshall brings up narrower definition for public access needed. All on committee agree with his definition. #4 of letter will be changed to reflect this narrower definition.

Marshall suggests that we put stairs on north side of building to create beach access..

Discussion of whether pier should have public access and remove no trespassing signs. All boathouse signage must be approved by IF

Motion to amend letter and send it to Boathouse owners. Martha will make corrections. Motion second and passed.

Motion to adjourn seconded and passes

