

**Marin Conservation League**  
**North Marin Unit**  
FINAL Meeting Notes  
March 24, 2016

The meeting was called to order at the Thomas home at 12:15. Present were Joyce Appen, Don Wilhelm, Dorothy Thomas, Gail Wilhelm, Rick Fraites, Hank Barner, Pat U'Ren, Frank U'Ren, Susan Stompe and guest Steven Summers.

**Announcements:** Clean & Green Day is April 23 and we are responsible for Scottsdale Marsh, the MCL Annual Dinner is April 29

**Notes of the January meeting** were approved as distributed.

**The Square Shopping Center** was discussed by Steven Summers a representative of the owner. He shared the design they plan to bring to the city of Novato early in April. The old grocery store area will be commercial on the 1<sup>st</sup> floor parking lot side with apartments above. The residential parking will be accessible only from the back side of the property and will include space under the apartments. There are 40 units proposed for this building, 2 stories over parking or commercial. The shopping center is actually 3 parcels. The owner has more experience in residential development than commercial, and has encountered problems leasing the commercial space. The internet has cut into retail viability. Services, food, restaurants, gyms and liquor seem still in demand. Consequently the existing gym, restaurants and liquor stores will remain. A new row of 13 townhouses will be built along Novato Blvd. Most of the unit members thought losing visibility to the commercial area would be detrimental to its success. The existing 3 entrances would remain. Landscaping and design elements will enhance the site. All the units are market rate rentals.

**Black Point Community Plan** – Hank briefed everyone on the action of the BOS relative to the Black Point Green Point Community Plan at the March 8 meeting. After working with the staff for over 2 years, the BOS buckled to objections from some people in the Green Point area that there should be two plans. Under Judy Arnold's recommendation, the Board approved the new Black Point Community Plan for the area south of Highway 37, but removed the areas north of 37. A new plan will be done for that area, in the meantime they will be under the old 1978 Black Point plan.

**Measure AA** – Susan reviewed Measure AA and MCL's support of it. The Measure will provide some financial support to projects that enhance marsh restoration and protect existing development and utilities from sea level rise. Bel Marin Keys unit 5 marsh restoration would be eligible for funding.

**Novato General Plan** will be available for review before summer.

**Development proposals** pending before Novato include Atherton Place mixed use with 6000 sq. ft. of commercial and 55 units of residential townhouses on the west side of Redwood Blvd.

across from Trader Joes. Another project is a 78 unit assisted living facility on property behind Quest Church on S. Novato Blvd.

**Transportation** – Don pointed out that TAM is reviewing Priority Conservation Areas. Susan to call Pat Eklund for details.

**Other:** There may be a solar farm being planned on or near Gness Field.

The meeting adjourned at 2:20

The next meeting will be at the Applen home on April 28