

INDIAN VALLEY ASSOCIATES
MEETING ON JUNE 23, 2016
AT WITZEL HOUSE

Craig called the meeting to order at 7:35. Present were Craig Knowlton, Tom Tharsing, Skip Fenner, Nita Bruinsslot, Vicki Martinez, Sherman Leland and Monica Brett. Also present were guests: Joanna Witzel and Elizabeth Pedrick and also Tom Lai of the Marin County Planning Dept. Also present were emeritus members, Bob Abeling and Ron Witzel. Later, Claudine LeMoal joined the meeting.

It was evident that there was not a quorum but the meeting continued with the knowledge that no motion could go to a vote.

Tom Lei addressed the meeting regarding the Maiero property (formerly Chavalle Ranch).

At issue is that Tom Maiero wants to build a 6,000+ sq ft house on his 44 acres while retaining the current house which is larger than 1,000 sq ft. Our specific plan specifies an upper limit of a 7,000 sq ft house (or houses in total). A discussion followed as to whether the zoning or floor area ratio - size of the land to the size of the house - changed the upper limit of the size of the house. Most of the Valley is zoned A2B4 with some large parcels being zoned A10 and A60. The question is whether the 7,000 sq ft limit applies to large parcels zoned A10. There ensued discussion about the most recent revision of our Specific Plan and whether this 7,000 sq ft limit was properly applied or intended for A10 and A60 parcels.

Tom Lai emphasized that compatibility with the rest of the neighborhood is always very important. The proposed house should never look overbearing or out of place. This also depends on architecture and positioning of the house. Tom also said that in general the County dislikes large houses, especially in more rural areas. Nita reminded us about the Thomas house of 12,000 sq ft proposed a few years back on the Schwindt property which was a large parcel. This precipitated our changing of our Specific Plan so that there would be no more overly large houses. There ensued much discussion of what evidence we or the County have that our Specific Plan's cap will hold up in court. We're unsure, but the County will openly discourage the building of large houses. Tom said that if we were to write a letter to the County, expressing our concerns about a large house on the property, the County would take the letter into consideration.

Tom then talked about access to Chavalle. If the Fire Marshall requires Gage Lane to be widened, there could be problems with encroaching on the septic systems of the Bloom Lane houses which back onto Gage Lane. Also the "hump" in the road is a hazard and may have to be "flattened" which would probably entail shoring up the bank on the upper side of the road.

Tom said that RUG affects the Ebright property, and Nita asked if one can develop property within RUG. Tom replied that it would have to be looked at and there would be restrictions.

Tom said that the County is very interested in encouraging second units and junior units for affordable housing. A second unit on a property zoned A10 would have to be reserved for housing agricultural workers.

We thanked Tom Lai for coming to our meeting and he left.

Craig said that as we did not have a quorum, we couldn't vote on accepting the minutes. He will email them out for a vote over email. He will do the same to get a vote on reimbursing Nancy what she has spent on the website.

Tom was happy to tell us that we have received a check for \$1,500 from NFD.

Nita said that she had not yet received the hard copy of plans for the Goldin property or the Barrecutt property.

The meeting was adjourned at 9 pm.

Monica Brett
Secretary