

**Minutes of Inverness Ridge Association Board Meeting
9:30 AM, Saturday November 7, 2009, at Eleanor and Ivan Stern's, 369 DVD**

Present: Tamia Anderson, Richard Blair, Jerry Block, Sydne Bortel, Bill Carlin, Ken Drexler, Alicia Jackson, Harvey Freed, Wade Holland, Bob Lundstrom, Michael Ongerth, Eric Rekdahl, Lou Rosenberg, Eleanor Stern, Ed Stetson, Mary Anne Warren, Katherine Williams, David Wilson.

1. President David Wilson opened the meeting at 9:50 AM. He asked us to look at the IRA web site if we haven't already, and direct any questions to Katherine. He has drafted a letter to PG&E and e-mailed it to the Board; e-mail any further suggestions to him.

2. The Minutes of the September 12 meeting were accepted.

3. Treasurer's Report: Alicia Jackson

Wells Fargo Checking.....	\$7,398.10
Luther Burbank CD.....	<u>2,389.99</u>
	9,788.09

Alicia reported that 89 households have paid dues, 13 for 2010. Alicia asked about the Fire Fund. David said that we received \$1,500 from Marin County, which we matched at 2 to 1, making \$4,500. Of this, \$1,500 has been spent, and \$3,000 is available for matching grants of up to \$100 for people who do their own vegetation control.

4. PRERAB: Michael Ongerth

We have done most of the vegetation control work, with the exception of some 50 SOD trees, some of which may damage the road if they fall. Ken Drexler and Michael have inspected all the PRE roads, paved and unpaved. The County has said that we can get a County crew on about a week's notice. PRERAB will ask them to clean ditches and culverts, at an hourly fee. We may also ask them to replace missing Bots dots.

5. Marin Coastal Plan: David Wilson and Wade Holland

David noted that we are governed by several plans: the Marin Coastal Plan, the Local Coastal Plan (LCP), the Marin Master plan, the Inverness Community Plan, and the rules of the Coastal Commission. Various of these are currently being revised and rewritten. Some of the issues we are interested in:

- *Plans to consolidate some of the lots in PRE
- *Park Service purchases of lots in PRE
- *Second units
- *Business restrictions
- *Height, area and placement limitations

- *Density restrictions
- *Design review issues

Wade reminded us that in the 1970's the voters instructed the Legislature to pass the Coastal Act, which specified that development in the Coastal Zone must have a permit from the Coastal Commission, based on a local community plan that has been found consistent with the Act.

West Marin's LCP is 31 years old, and needs reconsideration and updating. All the LCP's need updating, but funds are lacking to do this. Consequently, we need to work on our own LCP's.

Consolidation of Lots

In 1981 the County produced a plan for PRE, which included consolidating about 20 lots to about 10. This this not happen because funds were not allocated to purchase lots. This is probably a dead letter.

Second Units

Harvey Freed said that it was his understanding that, in connection with the lot consolidation plan there was a prohibition on second units adopted by the Board of Supervisors in the 1980's or 1990. Now he has been informed that there is no such prohibition in place.

Wade said that there is a prohibition in the Development Code, stating that there are to be no new second units in Bolinas or PRE. This may be lifted in Bolinas, because of a new State law that forbids the prohibition of second units unless there are special reasons, such as our road system. He said that permits for second units are not being issued in PRE. Harvey asked for a copy of the relevant part of the Development Code; Wade said that it is on the County's web site.

Business Restrictions

David reviewed B&B regulations: Up to 3 rental rooms are permitted, but 4 rooms or more count as a business and require a use permit. Wade confirmed this, and noted that there is also a requirement that B&B's be on readily accessible roads that are close to the main road (unlike roads in PRE). David asked whether the language could be tightened to more clearly require that B&B's be close to main roads.

David asked about restrictions on other businesses. Wade said that cottage industries are permitted in residential zones, but they are not to be open to customers. Open Studio weekends have not been seen as problematic.

Building Restrictions

Height, style, size restrictions, etc., are generally not a Coastal Commission issue, unless there is an impact on the coast or coastal views. The Inverness

Community Plan does have such restrictions, e.g., on building visibly on a ridge, and on height and size.

Alicia asked about the requirement that homes on ridge tops be screened by trees. Wade noted that there could be conflicts with Fire Department regulations. David suggested that there should be clearer language requiring a balance between landscaping requirements and fire safety.

Wade said that Jack Leibster is here on November 18 at 7 PM at the Inverness Association, to discuss changes in the LCP. Someone from the IRA should contact him to tell him who will be there to represent the IRA.

Harvey asked about requirements for off-site road improvements, which have sometimes been required for a building permit.

David questioned whether the 1981 lot consolidation plan for PRE should be in the Plan at all, since many of the lots are now built upon and the plan moot. Similarly, references to plans for PRNS to purchase lots in PRE should not be included, as these plans are not alive now.

6. Annual Membership Meeting: Saturday, January 16, 2010, 11:30-AM-2:00 PM.

Sydney has offered her house, at 80 Douglas Drive.

7. Next Meeting: Saturday December 12, 2009, 9:30 AM, at David Wilson's, 21 Upper Robert.

10. The meeting adjourned at 11:45.

Submitted by Mary Anne Warren, Secretary, December 9, 2009.