

MCL Land Use and Transportation Committee
April 7, 2010

Meeting notes

Members present; Marge Macris, chair; Alan Bortel; Dave Coury; Nona Dennis; Priscilla Bull; Don Dickenson; Don Wilhelm; Susan Stompe; Randy Greenberg; Jean Starkweather

Minutes of March 3, 2010, approved as drafted.

Announcements:

Susan announced that on Earth Day (April 24) there will be a clean up of Scottsdale Marsh.

Alan announced that there will be a Marin Transportation Coordinating Summit on senior mobility on April 27, at 9:30 in the Tam Room, 750 Lindero, San Rafael.

Community Marin:

Ag ; Preliminary recommendations for update of Ag section due by 4/16.

Trails: We need to verify the miles of trails per square miles of open space and recommended standards, if any. With regard to “no net increase” in trails recommended policy, we will wait for the County’s trails inventory to refine our position.

LCP update: Agriculture section. Randy and Don identified major new issues:

Intergenerational Housing. Staff recommended permitting 1 additional unit per property provided that the total residential area does not exceed 7000. Some commissioners suggest 2 or 3 additional units be permitted. The units could be located in multiple clusters not to exceed a total of 5% of the land area. Don suggested that one additional unit per 60 acres of property be permitted, provided that the property not be subdivided. It is recognized that many ag properties historically contain several units; current rules require that the property be subdivided to qualify for additional residences.

We agree that subdivision of ag property for any use must be discouraged.

Farmworker housing. Needs regulation. Currently no permits are required, no size limits are in place. We have no information about how many units and types of units currently exist. We agree that the size and number of worker housing should be limited, but that the County cannot police who will live in the units.

There is a potential conflict between the LCP’s encouragement of mariculture and the National Park’s “wilderness” designation.

County Housing Element. Priscilla suggested that MCL write letters to the press and decision makers explaining that the state requirements appear to be sponsored by the building industry to promote additional construction, as creative approaches more appropriate to built-out communities such as Marin, i.e. second units and rehab of existing multi-unit structures, are not counted towards fulfilling housing targets. It was decided not to prepare such a letter.

North San Rafael SMART station planning. MCL should attempt to find someone from North San Rafael to participate in the city's planning process for the area, including the Civic Center and Northgate.

Maximum house size policies. Nona is researching "resource intensity" of buildings to bolster our position limiting house size, including embedded energy and water use. We also need to consider the context of the existing neighborhood as well as topography.

Whaler's Point (Krystal). The BoS approved interim uses on the site while the applicant prepares (yet) another application for a hotel. The Sups weakened the staff recommendations.

Marin BERST. The Town of San Anselmo took action in support of the ordinance.

Easton Pt. (Martha Property). Additional EIR work is required. As per the Stipulated Judgment, the county must pay 50% of the cost.

Novato General Plan update. No decisions yet on North Redwood Blvd.

Alta Robles, Paradise Drive. EIR pending. Garden tour offered.

Skywalker Properties. Further Environmental Review required. MCL sent letter of concern regarding plan to provide entire water supply from on-site wells.

Blithedale Terrace, Mill Valley. (Nona) Twenty 3-story units on 1.2 acres is out of scale with the neighborhood and will cause traffic problems.

Kentfield Plan. Ann was not present to report. Choice of Dave Early as consultant is a concern, based on Mill Valley and Novato experience.

San Rafael Airport. Decision regarding potential land swap with State Lands has been postponed.

Transportation issues. Don Wilhelm. For the Novato Narrows project there is a conflict between TAM's minimum footprint goal and Caltrans plan. As mitigation for the impacts of the project, Caltrans needs to provide 7.5 acres of wetlands and 204 acres of Red-Legged Frog habitat. Lawson's Landing or Barboni property are possible sites.

Notes by PB