

**MARIN CONSERVATION LEAGUE**  
**Land Use and Transportation Committee Meeting Notes: October 3, 2012**

Present: David Schnapf, chair; Priscilla Bull, Nona Dennis, Don Dickinson, Randy Greenberg, Bob Johnston, Karen Nygren, Roger Roberts, Susan Stompe, Ann Thomas, Judy Teichman, Doug Wilson. Guests: San Rafael Community Development Director Paul Jensen and San Rafael Economic Development Coordinator Katie Korzun. Met at MCL, 9 to 11.

**Agenda.** Approved with addition of a report on the housing element and GG Baptist Seminary.

**September 5, 2012 Meeting Notes:** Approved as submitted.

**San Rafael Civic Center SMART Station Area Plan.** Paul and Katie gave an illustrated presentation on the work so far on the Civic Center station area plan. Paul noted that there are two stations planned in the city limits, for the Civic Center area and downtown, and that plans for both have been accepted by the City Council but there has been no decision about implementation. Among other comments:

- The Civic Center station would be under the freeway where the rail r-o-w crosses 101 but the city's plan is not about the station itself but about the area around it.
- The San Rafael general plan's land use element, foundation for the station area plans, includes these features for this area: high density residential (15-32 dwelling units/gross acre); general commercial and office (15-32 units/gross acre); neighborhood commercial (6.5-15 units/gross acre); building height limit of 36 feet.
- Transit improvements to support a given level of development must be funded and CEQA-cleared prior to approval of a development project. Circulation improvements are needed on Las Gallinas and Merrydale to support development.
- The area plans are "vision level" and have not been studied for impacts, constraints, etc. A vision, said Ms. Korzun, is a description or conceptual framework of where the city wants to be. In this case, she said, it is for a "vibrant, mixed-use, livable area supported by transit opportunities."
- The general plan projects growth in this area based on traffic modeling: 620 residential units, 200,000 square feet of office and 80,000 square feet of retail. This growth is contingent on having transportation improvements in place.

**Local Coastal Plan.** The BOS hearing on the LCP on October 2, which Nona attended, focused on housing and biological resources, and there are some areas of disagreement between the environmental and agricultural organizations, particularly with regard to intergenerational housing. Deed restrictions have been suggested as one way to limit habitation to a defined group. As MCL does not have a policy regarding use of deed restrictions to define residential uses we should try to flesh something out by the next L.U. meeting (November 7).

**Draft Housing Element.** The County PC will have a workshop on Monday, October 8 to give staff some direction. The element seems to focus on opportunity sites and an EIR is in process.

**Hwy 101/Greenbrae Interchange Project.** Karen stated her concern that TAM (Transportation Authority of Marin) does not plan to have an EIR done for this large roadway project, but will do a negative declaration instead. She reported that Project manager Bill Whitney said TAM has done everything essentially required by an EIR for the option proposed to the public and an EIR would require surveys for all project alternatives, including ones that would not be accepted.

**Bill's Trail.** MCL challenged approval of this project to install changes without an EIR that would expand usage of this trail for mountain bike usage. The EIR has now been done and finds that all impacts can be mitigated to less than significant, though at a cost of \$350,000.

**San Rafael Airport Sports Complex Legal Involvement.** The San Rafael City Council has not yet acted on this application.

**Port Sonoma/Carneros Project.** MCL will submit a letter, even though no scoping meeting was held

**Easton Point (Martha Company).** Randy reported that Tiburon's Last Chance Committee recently convened a meeting with a number of decision-makers to discuss new ideas for purchase or protection of portions of the ridgeline property. In separate action the BOS approved \$35,000 towards another \$70,000 study on the proposed subdivision. Community representatives are meeting with GGNRA representatives to discuss possible affiliation of this site, and some others along the peninsula, with the federal recreation area, which would require Congressional action.

**Community Marin.** The policy document is in final editing stages. Sierra Club delayed their review and the coalition group meets October 4.

**650 San Pedro Road.** The developer of this proposal for 12 units in the Santa Venetia neighborhood appears unwilling to reduce the number of units. Neighbors are looking for ways to reduce impacts. This project should return to the BOS for action and something is likely to be approved.

**Marin General Hospital Replacement/Expansion EIR.** The draft EIR has been released and comments are due October 19. The major impacts are traffic and parking, including traffic impacts which the EIR finds to be significant and unavoidable. Ann to draft comment letter.

Notes: AT