



**SANTA VENETIA COMMUNITY PLAN ADVISORY COMMITTEE
Summary Minutes**

Tuesday, January 13, 2015
7:00-9:00 pm
Marin County Civic Center, Room 315
3501 Civic Center Drive
San Rafael, CA 94903

Members Present

Giselle Block
Bonnie Monte
Jane Brand
Russ Greenfield
Mary Hanley
Gary Robards
Roger Heller

Staff

Christine Gimmler, Senior Planner
Lauren Armstrong, Planner

1. Summary Minutes

The Advisory Committee accepted the summary minutes from September 9, 2014.

2. Discussion of Planning Commission and Board direction and Advisory Committee input on Santa Venetia Community Plan

Direction from Planning Commission and Board of Supervisors

Staff briefly summarized the outcome of the Planning Commission and Board of Supervisor's hearings regarding the Santa Venetia Community Plan. At their October 27th meeting, the Planning Commission requested that the plan be modified to include land use, density, and design policies for key sites in the community. There were also suggestions that the plan should provide policy direction on issues such as sea level rise, flood control, traffic capacity and affordable housing. At their November 25th hearing, the Board agreed that it would be appropriate to focus more attention on key properties in the community, including Buck's Landing, the Boyd Ranch, and various commercial areas in the community. Specifically, the Board indicated that the plan should provide more detailed information on existing zoning and Countywide Plan designations, special features and development considerations, and the ways in which specific Countywide Plan policies and zoning requirements would affect development on each site. However, the Board was not supportive of zoning changes that could raise legal issues or trigger the need for CEQA review. The Board was also in agreement that a countywide sea level rise vulnerability assessment should be completed before sea level rise is addressed in detail for any particular community.

In response to questions from Advisory Committee members, staff explained that the Board of Supervisors will make the final decision regarding approval of the community plan after considering input from the Planning Commission. If there are further plan revisions desired

by the committee or community that trigger additional environmental review or would require an expanded work program, staff would need to go back to the Board for approval of a revised work plan and timeline before proceeding. However, staff confirmed that a public workshop with the Planning Commission will be scheduled so that Commissioners can provide input on plan revisions and to clarify expectations as the process moves forward.

Advisory Committee Input

Advisory committee members expressed strong support for additional guidance on developable properties in the community. Committee members noted that additional meetings could be held with “sub-groups” of the community who are interested in specific properties to obtain feedback, if necessary. There are also members of the SVNA who are familiar with the development history of particular sites, such as Oxford Valley. Ideally, the plan could provide guidance for developers by being more explicit about how existing County policies and regulations would apply. The plan could also express support for efforts to raise money to purchase and protect land, as was achieved with the “Heron Hill” property. On commercial properties, the plan could express preferences for certain types of uses

In addition to the key properties identified by the Planning Commission (Oxford Valley, MacPhail’s School, Marin JCC, Buck’s Landing, Boyd Ranch, and various commercial properties), the Committee suggested adding the Grange property on North San Pedro Road, the Azari property on Oxford Drive, the Old Gallinas School site, and the County-owned property at the entrance to Sunny Oaks Drive. Other suggestions or issues raised by community and committee members for consideration include:

- Requiring tree removal penalty funds to be used for replacement trees within the community
- Encouraging planting of native species on County-owned properties (parks, etc.) and the removal of invasive species
- Clarifying the Flood Control District’s goals with respect to flood protection in Santa Venetia
- Opposing additional traffic lanes on North San Pedro Road
- Maintaining a pedestrian easement across the County-owned lot on Roosevelt
- Supporting “dark skies” to benefit wildlife
- Discouraging lighting of sports fields at the Marin School
- Retaining existing tennis courts at the end of Lowell Drive
- Considering banning gas-powered leaf blowers

In response to questions from Committee members, staff noted that a specific timeline for additional work on the community plan has not been determined. Staff will pull together more information about key sites for the next meeting on February 10th. Based on the committee’s input over the next several months, staff will recommend possible next steps, which could include returning to the Planning Commission with a revised plan or going back to the Board for approval of a more extensive work program.

Before adjourning the meeting, Giselle Block asked to relinquish her role as committee chair to Bonnie Monte, who agreed to act as interim chair.

3. Adjournment

The meeting was adjourned at 9:00 pm.