



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

Tuesday, August 11, 2015  
7:00-9:00 pm  
Marin County Civic Center, Room 315  
3501 Civic Center Drive  
San Rafael, CA 94903

**Members Present**

Giselle Block  
Jane Brand  
Mary Hanley  
Gary Robards

**Staff**

Christine Gimmler, Senior Planner

**1. Summary Minutes**

The Advisory Committee accepted the summary minutes from June 23, 2015, with a revision to note that the committee discussed the concept of preserving existing recreational assets in the community such as ball fields, the Kregel tennis courts, and the Northbridge and Santa Venetia swim clubs. Staff noted that this idea had mistakenly been omitted from the minutes but had been added to the latest updated version of the Summary of Plan Revisions.

**2. Continued Discussion of Community Plan Issues**

Committee members continued discussion of various potential community plan issues. Several on the committee expressed concerns about a recent proliferation of security cameras and surveillance systems in the neighborhood. It was agreed that such systems could not be prohibited on private property, but have also appeared in public areas such as road rights-of-way. Staff was not aware of any County regulations regarding the use of such security systems, but agreed to look into the issue. Staff also noted that it is likely that community members hold a wide range of opinions on the desirability of installing security and surveillance cameras. If it made a difference with respect to this issue, the community plan could include a map that differentiates between publically and privately maintained roadways within the community.

The committee also continued discussion of traffic, particularly in relation to the San Rafael School District's proposal to reopen the Old Gallinas School and expand the Venetia Valley School. During previous meetings, it had been noted that the expansion of any particular school would likely be subject to environmental review, conducted by the school district, the "lead agency" for the project. In response to questions, staff agreed to confirm whether the District would be required to comply with traffic standards contained in the Countywide Plan. Overall, the committee expressed an interest in ensuring that traffic conditions in the

community do not get worse. It was also proposed that traffic studies should look at congestion and levels of service along road segments. To that end, the community plan could note existing problems with congestion and delays that are experienced along North San Pedro between Meadow Drive and Civic Center Drive (i.e. not just at the North San Pedro/Civic Center Drive intersection).

The committee continued review of the August draft of the “Summary of Proposed Revisions” and suggested the following modifications and additions:

Oxford Valley – The item describing the stream corridor traversing Oxford Valley should clarify that development near this resource should be avoided and that the fencing off of stream and wetland areas is discouraged. Language in the draft plan already notes that Oxford Valley was the former property and residence of Mabry McMahon, but it could be added that the site may also contain cultural resources.

Marin JCC – Any reference to Planned District zoning for this property should make it absolutely clear that the community is not advocating for rezoning at this time and that consideration of rezoning only makes sense at such a time as there is a specific proposal and application for development on the table. Some on the committee preferred that the plan be entirely silent on the subject, while others felt that the language included in the summary was acceptable as stated. The committee stressed the importance of making sure the final version of the plan is neutral on this issue.

Commercial Signage – Given the challenge of enforcing existing signage regulations, some committee members questioned the concept of developing new sign guidelines for the commercial area near the Civic Center. It was suggested that this idea could be included as an option or concept for the future, rather than a policy.

Traffic – The reference to maintaining North San Pedro as a two-lane roadway should indicate “east of Garden Avenue” to reflect that North San Pedro widens to 4 lanes at the Civic Center Drive intersection. In addition, the committee would prefer for the community plan to restate that a LOS of D or better should be maintained for North San Pedro (rather than relying on the general CWP policy).

Parks and Open Space – The policy regarding rezoning open space lands to reflect their use should list the specific sites recommended for rezoning (i.e. Santa Venetia Marsh, Santa Margarita Island, “Heron Hill”, and possibly the Buck’s Landing property if it is officially acquired by the County prior to adoption of the community plan). Staff will confirm whether any other properties should be included as well.

Native Plants – It was suggested that the policy discouraging invasive plants should identify the specific invasive species that are particularly prevalent in Santa Venetia. Giselle offered to provide a list that could be included in the plan. She also suggested expanding this policy to apply to new development in general. Staff noted that the installation of invasive plant species is already discouraged by existing Countywide Plan policies and design guidelines. However, this could be restated in the community plan.

Flooding – Regarding flood protection measures, committee members suggested that it would be more realistic to state a goal of “reducing” or eliminating the need for flood insurance. This could include reducing the number of property owners who must purchase flood insurance, reducing the cost of flood insurance, or both.

### **3. Next meeting date**

In order to have adequate time to discuss the MacPhail's school site, the Advisory Committee agreed to meet one more time on Tuesday, September 1<sup>st</sup>, rather than Tuesday September 8<sup>th</sup>, to avoid meeting immediately after the Labor Day weekend. An email confirming this date will be sent to all committee members.

### **4. Adjournment**

The meeting was adjourned at 9:00 pm.