



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

Tuesday, September 1, 2015
7:00-9:00 pm
Marin County Civic Center, Room 315
3501 Civic Center Drive
San Rafael, CA 94903

Members Present

Bonnie Monte, Chair
Giselle Block
Jane Brand
Mary Hanley
Roger Heller
Gary Robards

Staff

Christine Gimmler, Senior Planner

1. Summary Minutes

The Advisory Committee accepted the summary minutes from August 11, 2015 as presented.

2. Continued Discussion of Community Plan Issues

Committee members continued review of the “Summary of Proposed Revision” as updated by staff based on previous comments, and suggested the following further modifications and additions:

Discussion of terms – The committee discussed the use of terms used in the plan such as “policy” and “concept”. Staff noted that the term “policy” was generally applied to statements in the plan within the purview of the County, and more specifically, the Community Development Agency, to regulate. Alternatively, the term “concept” was used for ideas that should be considered in the future or by other departments or agencies. Committee members recommended that the terms should be clearly explained and used consistently throughout the document. With respect to the community’s ideas regarding specific “key sites”, it was agreed that the term “community preferences” was preferable to “community guidance”.

Oxford Valley – In response to previous discussions, staff had included a statement that the fencing off of stream and wetland areas on Oxford Valley is discouraged. The Committee noted that this should apply to sites throughout the community, not just Oxford Valley. Since the historic importance of the Oxford Valley site is already acknowledged in the document, it was agreed that that the plan could simply state that the site may contain cultural resources which should be avoided.

Marin JCC – In response to concerns from committee members at the previous meeting, staff proposed new wording related to the potential rezoning of the Marin JCC property as shown in the table. There was general support for the revised language, but it was agreed that this language should be included in the “narrative” about the property, rather than listing it as a “community preference”.

Buck’s Launching – Committee members discussed the biological sensitivity of the Buck’s Launching site and agreed that the plan should clarify that the site is located in an area of sensitive habitat and that future activity on the property should not adversely impact the marsh. It should also be clarified that the various suggestions for future consideration contained in the plan would need further study and the site would likely not be able to accommodate all the potential uses and activities listed.

Invasive Plants – Giselle suggested that the invasive plant species that should be identified as particularly prevalent in Santa Venetia include French broom (*Genista monspessulana*), pampas grass (*Cortaderia selloana*), Mexican feather grass (*Nassella or Stipa tenuissima*), perennial pepperweed (*Lepidium latifolium*), and jubata grass (*Cortaderia jubata*).

Tree Replacement – The proposed policy regarding tree replacement was clarified to indicate potential locations for replacement trees. It was further suggested that the community plan recommend that the County consider amending the tree preservation ordinance (County Code Chapter 22.27) to add a provision that tree removal penalty funds should be used within the community. Staff explained that penalty fees collected in conjunction with unpermitted tree removal are deposited in a fund used by the County Parks Department for tree planting and maintenance on Marin County park or open space lands. Parks staff have indicated that the funds are expended in the community from which they are received where possible. However, due to the relatively small amount of fees collected annually, it is often more efficient to combine funds collected throughout the County for use where they are most needed.

MacPhail’s Site – Staff presented material related to the MacPhail’s property, including density and environmental considerations, and some of the key policies that would impact the property’s development potential. Maps showing various constraints such as wetland areas and buffer zones were also provided. The committee expressed a preference for requiring that any new development on the site provide the maximum feasible buffer to sensitive features such as wetland areas. Although the maximum hypothetical density under the governing zoning and Countywide Plan designation on the property is approximately 40 units, staff noted that it is very unlikely that this number of single family residences would be feasible given the various constraints on the site. As discussed at previous meetings, committee members expressed a preference that the site be used for some sort of environmentally and educationally-oriented organization or institution, rather than as a solely residential development. Staff noted that it is also possible that the site would be re-opened for use by the San Rafael School District.

Santa Venetia Neighborhood Association – Committee members suggested that the community plan include SVNA’s mission statement: “*To preserve and promote the quality of life of the Santa Venetia community. This is achieved through encouraging healthy social interaction, facilitating the flow of information, and protecting the natural beauty and economic well-being of the community.*” It was also suggested that Land Use Policy 4 related to Neighborhood Beautification recognize the work of the SVNA ‘median crew’, a group of volunteers who maintain landscaping in the medians along North San Pedro Road.

3. Next meeting date

It was agreed that the next meeting Advisory Committee meeting would be held the second Tuesday in October, the 13th.

4. Adjournment

The meeting was adjourned at 8:55 pm.