January 12, 2015

Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Bently Holdings Master Plan Amendment and Precise Development Plan Amendment with Supplemental Use Permit findings
1 and 2 Belvedere Place, Mill Valley
Assessor’s Parcel 043-151-32
Project ID: 13-0366

RECOMMENDATION:

On December 15, 2015, your Board continued the hearing on this application until February 23rd, 2016 for additional traffic analysis. Because the Board’s 2016 meeting schedule does not include a meeting date for February 23rd, 2016, planning staff recommends continuing the hearing until March 15, 2016.

SUMMARY:

On October 13, 2015, the Board of Supervisors continued the hearing on the project to December 15, 2016 to have an independent third party peer review prepared for the traffic study conducted by W-Trans, the applicant’s traffic consultant. DPW hired Traffic Works to conduct the peer review, which concluded there were a number of clear deficiencies in the W-Trans traffic study and that W-Trans did not follow best practices in conducting the traffic analysis. After reviewing the Traffic Works peer review, the Environmental Planning Manager indicated that it would be premature to make a CEQA determination until the deficiencies in the traffic analysis have been addressed. Your Board continued the hearing for additional traffic analysis.

After the hearing, DPW determined that it would be best for the County to hire Traffic Works independently to conduct an analysis of traffic conditions to be able to determine what, if any, level of medical office use can be accommodated without significantly impacting local intersections. These findings will be presented at the hearing of March 15, 2016.

Additional correspondence has also been received regarding the application. Late in the afternoon on December 14, 2015, CALTRANS emailed comments regarding the peer review, which were subsequently delivered in hard copy on December 18, 2015 (attachment 1). Unfortunately, Planning staff did not become aware of the email until the afternoon of December 15th, after the Board hearing on the project. A local community member has complained that the CALTRANS comments were not
forwarded to your Board before the hearing (attachment 2). CALTRANS concurred with the findings of the peer review, consistent with staff's recommendation.

REVIEWED BY:

[X] County Counsel  [X] N/A
[X] Human Resources [X] N/A

SIGNATURE:  REVIEWED BY:

Jeremy Tejirian  Brian C. Crawford
Planning Manager  Director

ATTACHMENTS

1. CALTRANS comments, dated 12-14-15
2. Corcoran comments, dated 12-22-15
3. Patricia Maurice (CALTRANS) email, dated 12-16-15