

**MARIN CONSERVATION LEAGUE**  
**Land Use and Transportation Committee Meeting Notes: March 2, 2011**

**Present:** Nona Dennis, Chair; Allan Bortel, Priscilla Bull, David Coury, Don Dickenson, Jana Haehl, Linda Jackson, Michael Moore, Karen Nygren, Jean Starkweather, Susan Stompe, Ann Thomas. Met at MCL, 8 to 10:30 AM.

**February 2, 2011 Meeting Notes:** OK with two edits in the paragraph about the Marin-Sonoma Narrows. Fill would go into the area surrounding San Antonio Creek, not the creek itself, and the highway from the county line to Petaluma would remain at two lanes only until the project's final phase when widening would occur.

**Announcements/Agenda Changes.** Several items were put on the "back burner" list to watch: Golden Gate Baptist Seminary redevelopment proposal, Hetfield/Lucas Valley application, Corte Madera levee rehab, Larkspur land use study for industrial area south of Corte Madera Creek, and Bowman Canyon.

**Community Marin.** The chapters on agriculture and housing are complete and the March 18 meeting will be focused on review of the biological resources section.

**Local Coastal Program.** Nona will attend a meeting later today at the Farm Bureau to discuss ag issues as they relate to the Local Coastal Plan. Other attendees will include Marge Macris, Dominic Grossi of the Farm Bureau, Gordon Bennett, possibly David Lewis from UCCE.

**Housing Forum.** This program is scheduled for May 18 at Pickleweed Community Center with MCL co-hosting along with the League of Women Voters and Marin Environmental Housing Collaborative. Supervisor Susan Adams will moderate a panel that includes Bob Brown, Betty Pagett (LWV), Dick Spotswood, Nona Dennis and Ken Kirkey (ABAG).

**Michael Moore/SB 375 Briefing.** Mill Valley Planning Director Mike Moore is on the Regional Advisory Working Group (RAWG), set up to work with staff of participating agencies – Association of Bay Area Governments (ABAG), Metropolitan Transportation Commission (MTC), Bay Area Air Quality Management District, Bay Conservation and Development Commission (BCDC) - on developing a Sustainable Communities Strategy (SCS). The SCS work is in response to AB 375 which mandates regional plans to reduce greenhouse gas emissions, with target goals for 2020 and 2035. The RAWG includes planning directors and representatives from the four agencies as well as some NGOs. Mike's comments included:

- The RAWG has been working since April 2010 to develop a scenario that would include an unconstrained look at regional growth and housing needs through 2035, along with a plan for how this growth could be accommodated while reducing vehicle miles traveled (VMT) in order to achieve mandated GHG reductions.
- Population in the 9-county Bay Area region is expected to grow from the current 7.2 million to 9 million residents by 2035, and a premise of this planning process is that all this growth will be accommodated within the region and not commute in from elsewhere.
- One of their tasks is to see how the anticipated housing growth can be distributed, building on ABAG's existing process and the PDA/PCA (Planned Development Area/Planned Conservation Area) designations. Marin has two PDAs, both in San Rafael. There are also

“opportunity sites” designated as part of the PDA/PCA process, which are areas that have potential for additional growth, and Marin has several of these along the 101 corridor.

- The SCS process is essentially driven by the state, with ABAG and the other agencies which are working on policy initiatives to address requirements of AB 375 through the SCS.
- There is an ad hoc committee set up in each county to be the local agent for SCS planning and the place for public input on the process. In Marin one has been set up through TAM and includes representation from the County and all the towns and cities. Mike acknowledged there has been a lack of public process to this point and said the timelines for implementing 375 have come so quickly that it has hampered allowing a public process.
- The housing element cycle will be tied to the SCS and, depending on how that evolves, the cycle (currently a seven year cycle) could change to four or eight years.
- The initial vision document will be out on March 11 and should kick off a public process.

**North San Rafael/Civic Center SMART Station Area Planning.** San Rafael Principal Planner Linda Jackson joined the committee to show a Powerpoint and speak about the city’s land use planning around the proposed SMART stations. Citizen advisory committees have been established to assist with each station planning and Jean Starkweather is on the Civic Center committee. Linda focused on the Civic Center station, for which San Rafael received a \$140,000 station area planning grant from MTC.

The purpose of the planning process, she said, was to cover housing/land use, parking, pedestrian-friendly design, station connectivity and implementation, e.g. getting ready for the SMART station. The station itself would be built by SMART. The city’s plan indicates about 130 parking spaces in an area now used for the Thursday farmers’ market. The first workshop for public input on the plan is March 9.

Linda also invited Land Use Committee members to share what they liked or disliked about the Civic Center/North San Rafael area that is the subject of the study (a circle representing one half mile diameter from the station) and asked for suggestions.

**Easton Point/Martha Property.** The draft EIR for this Tiburon project is due this month with a hearing in April. A second hearing will be held on the merits.

**Alta Robles.** Nona will continue to follow this. However, the applicant has declined to reduce the number of units and the Tiburon PC is apt to approve the project.

**650 San Pedro Road.** A revised plan with 14 units has been prepared.

**Novato Items.** Nothing new on the general plan process, Kelleher Lumber or Hanna Ranch.

**Target.** A community impact study is being done.

**Marin General.** Target date for a bond election is 2013. Applicants are working on the EIR in response to the County’s extensive scoping requests.

**Marin County Housing Task Force.** Nona serves on this committee, which is charged with looking for appropriate sites for affordable multifamily housing in the unincorporated area along the 101 corridor. She will report next month.

Next meeting April 6, 2011

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