

Civic Center Station Area Plan Advisory Committee
Meeting Notes: Wednesday, January 11, 2012; 7:00 – 9:00 pm
Guide Dogs for the Blind, 350 Los Ranchitos Rd.

Attendance

Civic Center Station Area Plan Advisory Committee

Emily Dean	Preston McCoy*	Judy Schriebman*
Mike Fryer	Rich McGrath	Roger Smith
Elissa Giambastiani	Brigitte Moran	Jean Starkweather
Barbara Heller*	Larry Paul*	Tammy Taylor
Nicholas Kapas	Andrew Patterson	Craig Thomas Yates
Casey Mazzoni	Jeff Schoppert	

*Ex officio, non-voting member

**Ex officio alternate

Absent: Marcus Lee, Bob Huntsberry*, Greg Knell, Gayle Theard

Observers: Mary Linn King, Sue Mace, Heather Gass, Shirley McGrath, Stuart Shepherd, Greg Andrew, Bill Carney, Alice Watkins

Staff: Katie Korzun (Economic Development Coordinator, San Rafael Redevelopment Agency), Rebecca Woodbury (Management Analyst, City of San Rafael), John Eells (Consultant to TAM)

Welcome, Announcements and Introductions

Co-chair Mike Fryer opened the meeting at 7:02 p.m. noting a quorum present. He said the purpose of the meeting was to discuss and accept a land use proposal, review a draft outline and hear about the schedule for the rest of the project. He asked for a motion to approve the minutes. Jeff Schoppert made a motion and Nicholas Kapas seconded. Minutes were approved.

Rebecca Woodbury announced a walking tour for the Downtown Station Area Plan on 1/12 at noon. The meeting place is at Whistlestop.

Nicholas Kapas announced a lecture on the history of Smith Ranch Road at on 1/14 at 4:15 pm at the Marin History Museum.

Mike Fryer noted that "Open Time" was added to the beginning of the agenda in response to a request last meeting. He opened the meeting up for public comment on items not on the agenda. There were none.

Land Use Proposal

Katie Korzun said the committee has been working on the topic of land use for many months. They have ranked photographs of buildings, learned about traffic constraints, and discussed where in the area more intense development might be appropriate. To make further progress, a subcommittee on land use was formed. They met and discussed everything they have heard from the public and the committee over this time and came up with a proposal.

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Emily Dean, a member of the subcommittee, presented the proposal. Other members of the subcommittee included Elissa Giambastiani, Rich McGrath, and Roger Smith. The proposal is available in the agenda packet.

Mike Fryer opened the meeting up for public comment on the land use proposal.

Public Comment

Greg Andrew: Mr. Andrew sent the committee a memo with his comments on the land use proposal. He suggests that they do not focus on the number of stories, but rather on design guidelines and heights. He appreciates the committee's intent of protecting neighborhoods. His specific recommendations include:

- Changing "3-4 stories" to "1-4 stories" in the Overarching Considerations section.
- Changing "development up to 4 stories" to "development up to 3 stories" in the Area around Merrydale section.
- Refer to planning areas (A-H) for consistency.
- Mention affordable housing.
- Mention parking.
- Split area D north/south into two separate planning areas.
- What does "occupant safety and health" mean?
- What does "housing access to station" mean in the Area East of Freeway section?

Mary Linn King: Ms. King asked that committee respect neighborhood characteristics and Frank Lloyd Wright's vision. She spoke against 5-story buildings near the Frank Lloyd Wright campus.

Member of the public: A member of the public spoke against 5-story buildings east of the freeway and spoke in favor of buffer zones to protect neighborhoods.

Bill Carney: Mr. Carney spoke in favor of the land use proposal as a sound concept and good start. He said residential near the station will help create a core. He suggested that the consultants prepare development prototypes to help the committee and the public understand what the design impact could be. He spoke in favor of higher buildings coupled with good design guidelines. He spoke in favor 5-story buildings in Area A and 4-story buildings in the Merrydale area closest to the station. He said Merrydale and the creek provide a buffer to the neighborhood. He suggested the proposal emphasize the importance of affordable housing and that additional height can be exchanged for benefits to the community, such as affordable housing.

Stuart Shepherd: Mr. Shepherd commended the committee for listening to public input. He spoke against allowing 4-story buildings near the station and said they would impact the people who live at the end of Merrydale. He spoke in favor of allowing taller heights at the freeway as long as they transitioned into lower heights on Merrydale.

End of public comment.

Preston McCoy asked if there are second stories or second units in the San Rafael Meadows neighborhood. Greg Andrew said about 10% of the homes have added second stories. He said there are no second units and the neighborhood opposes them.

Elissa Giambastiani asked about how the committee will deal with affordable housing. Katie Korzun said that is a detail that will need to be discussed at a later date. Jean Starkweather asked if the subcommittee took traffic into consideration when they came up with the proposal. Roger Smith said the subcommittee assumed that future plans will take traffic, wetland, health and safety into account. This was more of an overall vision concept.

Mike Fryer asked the committee to go through the proposal section by section to gain consensus on the concepts. Starting with the preface, the committee discussed, made modifications and voted on each section.

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Preface

Changes suggested:

Our overall intent was to respect the character of existing residential neighborhoods. However, we recognize that the future in

Vote:

- Level One: 13
- Level Two: 0
- Level Three: 0
- **Consensus: Yes**

Overall Considerations

Changes suggested:

In general, multi-family residential of 3 to 4 stories (unless otherwise noted) within walking distance from the station should be encouraged throughout the area. This is a long range 25 year plan,

Additional neighborhood-serving retail should be allowed, but not required in areas that are appropriate for mixed use.

Vote:

- Level One: 13
- Level Two: 0
- Level Three: 0
- **Consensus: Yes**

Area east of freeway and surrounding the Civic Center

Changes suggested:

The level properties along Civic Center Drive within walking distance of the Station are possible locations for more intense usage. In particular, the vacant County site adjacent to the station presents an opportunity for an intense, transit oriented use. It is large, close to the station and offers a blank slate for a new and exciting project.

Housing or mixed use on the identified priority development sites should be allowed up to 5 stories with sensitivity to existing residential neighborhoods, creeks and wetlands.

Vote:

- Level One: 10
- Level Two: 1
- Level Three: 1
- **Consensus: Yes**

Area around Northgate Mall

Changes suggested:

Multi-family residential and commercial mixed-use should be encouraged on the Northgate III site

Vote:

- Level One: 10
- Level Two: 1
- Level Three: 0
- **Consensus: Yes**

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Area around Merrydale/Redwood
Changes suggested:

Development should be allowed up to 4 stories and up to 3 stories along Merrydale Road, with design guidelines addressing building articulation, massing, and setbacks.

Vote:

- Level One: 13
- Level Two: 0
- Level Three: 0
- **Consensus: Yes**

Schedule

Due to lack of time, Katie Korzun said the remainder of the agenda was self-explanatory and did not warrant staying further.

Public Comment

Greg Andrew: Mr. Andrew requested that a representative of Public Works attend the Design Review Board and Planning Commission public meetings to answer questions, should they arise. He asked that the item on the schedule called 'Committee presentations to interest groups' occur before the Design Review Board and Planning Commission meetings.

Meeting Evaluation

+	-
Got through the land use proposal!	

Closing

Mike Fryer closed the meeting at 9:25 p.m.

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Attendance

	9/22	10/13	10/16	11/10	12/8	1/12	2/9	3/9	4/13	5/11	6/8	7/13	8/10	10/12	11/9	12/14	1/11	2/8		
		(tour-optional)					(workshop)						(workshop)							
Damon Connolly* (CC)	E	√		√	(Brockbank)	(Brockbank)	√	√	(Brockbank)	-	√	√	√	√	-	-	-	-	Reappointed	
Emily Dean	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Michael Fryer	√	E		√	√	√	√	√	√	√	√	√	√	√	√	√	E	√		
Elissa Giambastiani	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Barbara Heller* (CC)																			Appointed	
Bob Huntsberry* (DRB)	-	√		-	√	√	√	√	√	-	-	√	E	-	-	-	-	-	-	
Nicholas Kapas	√	√	√	√	√	√	√	√	√	√	√	√	√	√	-	√	√	√	√	
Stanton Klose* (GGBPAC)	√	√		√	-	-	√	-	√	E	Resigned									
Greg Knell	√	√		-	√	√	√	√	-	-	√	-	E	-	-	E	-	-	-	
Klif Knoles	-	√		-	-	Resigned	-													
Marcus Lee	E	-		√		√	E	√	E	E	√	-	√	√	E	-	-	-	-	
Preston McCoy* (BPAC)	(Powers)			√	√	-	√	√	√	√	-	(Powers)	√	E	√	√	√	√	√	
Casey Mazzoni						Appointed	√	-	√	√	E	-	√	√	√	√	E	√	√	
Rich McGrath	√	√		√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Brigitte Moran	√	E		√	√	√	E	√	E	√	-	E	√	(Ann Hussman)	√	-	-	√	√	
Larry Paul* (PC)	√	-		-	-	E	√	√	E	(Wise)	-	-	√	√	-	√	√	√	√	
Andrew Patterson	√	√		√	√	√	√	E	√	√	√	√	√	E	√	√	√	√	√	
Jeff Schoppert	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	
Judy Schriebman* (LGVSD)	√	E		√	-	-	√	√	√	√	√	√	(Loder)	√	√	√	√	√	√	
Roger Smith	√	√	√	√	√	√	√	√	√	√	√	√	√	E	√	√	√	√	√	
Jean Starkweather	√	√	√	√	√	√	√	√	√	√	√	√	E	√	√	E	√	√	√	
Tammy Taylor	√	√	√	√	√	-	√	√	E	√	√	√	√	√	√	√	√	√	√	
Gayle Theard	-	√		-	√	√	√	√	√	-	-	√	√	E	-	-	-	-	-	
Craig Thomas Yates	√	-		E	√	-	√	-	√	-	-	-	√	√	√	-	-	√	√	

*Ex officio, non-voting member
 E: excused
 BPAC: Bicycle/Pedestrian Advisory Committee
 CC: City Council

DRB: Design Review Board
 LGVSD: Las Gallinas Valley Sanitation District
 PC: Planning Commission

GGBPAC: Golden Gate Bicycle Pedestrian Committee