

# Agenda

Civic Center Station Area Plan Advisory Committee  
Wednesday, July 25, 2012; 7:00 – 8:00 p.m.  
Volunteer Center, Guide Dogs for the Blind  
350 Los Ranchitos Road



## Desired Outcomes/Products

- Review final changes to Plan
- Celebrate committee's work

### I. Welcome 7:00

- Agenda Review
- Action on Meeting Notes
- Announcements
- Correspondence

### II. Open Time 7:15

This portion of the meeting is reserved for persons desiring to address the Committee on matters not on the agenda. Presentations are generally limited to TWO MINUTES.

### III. Final Plan Review 7:20

- Write-up on building height split decision
- New parking language
- All other changes

### IV. Next Steps 7:45

- City Council presentation on August 20

### V. Public Comment 7:50

### VI. Meeting Evaluation 7:55

### VII. Closing 8:00

PLEASE JOIN US AFTER THE MEETING FOR CAKE!



The meeting facilities are accessible to persons with disabilities. American Sign Language interpreters and assistive listening devices may be requested by calling (415) 485-3198 (TDD) or (415) 485-3067 (voice) at least 72 hours in advance. Copies of documents are available in accessible formats upon request. Public transportation is available through Golden Gate Transit, Line 45, 49 or 52. Paratransit is available by calling Whistlestop Wheels at (415) 454-0964. To allow individuals with environmental illness or multiple chemical sensitivity to attend the meeting/hearing, individuals are requested to refrain from wearing scented products.

**Civic Center Station Area Plan Advisory Committee**  
Meeting Notes: Wednesday, July 11, 2012; 7:00 – 8:30 pm  
Guide Dogs for the Blind, 350 Los Ranchitos Rd.

## Attendance

### Civic Center Station Area Plan Advisory Committee

Emily Dean

Mike Fryer

Elissa Giambastiani

Nicholas Kapas

Preston McCoy\*

Casey Mazzoni

Jeff Schoppert

Judy Schriebman\*

Roger Smith

Tammy Taylor

Craig Thomas Yates

\*Ex officio, non-voting member

\*\*Ex officio alternate

**Absent:** Barbara Heller\*, Bob Huntsberry\*, Rich McGrath, Brigitte Moran, Andrew Patterson, Larry Paul, Jean Starkweather, Gayle Theard

**Observers:** Cathy Manovi, Victor Manovi, Scott Urquhart, Jan Jackson, Wayne & Linda Rayburn, Jenny Casey, Patrick Moriarty, Dil Kazzaz, Lynn Rosso, Janet Shirley, Sue Ciolino, Roy Habenicht, Kate Powers, Bill Carney, Alisha O'Laughlin

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

## Welcome, Announcements and Introductions

Co-chair Jeff Schoppert opened the meeting at 7:10 pm. He said the purpose of the meeting was to review public comments on the draft plan and provide staff with direction on any changes to the plan. He said that over the past month staff made 10 presentations to various community organizations, including the Design Review Board, Planning Commission, and County Board of Supervisors. Various members of the committee attended the meetings as well.

Emily Dean made a motion to approve the minutes. Craig Yates seconded the motion and the motion passed with all in favor.

## Open Time

Schoppert asked if any members of the public would like to speak on items not on the agenda.

- Dil Kazzaz suggested that SMART use rubber tires to mitigate noise.
- Cathy Manovi said she is concerned about her paths, sidewalks, traffic and safety in her neighborhood.
- Scott Urquhart said the San Rafael Meadows neighborhood would like signs posted saying 'No SMART Parking.'
- Roy Habenicht asked about quiet zones.

## Review Draft Plan

Jeff Schoppert said that staff had compiled all public comments into a table along with staff recommendations. The co-chairs selected major discussion items, but committee members could also

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Draft Notes for 07/11 Meeting

pull any topic out for discussion. The major discussion items were building height and density, the Christmas Tree lot, and affordable housing. Elissa Giambasitiani questioned whether the Committee needed to talk about the Christmas Tree lot. Schoppert said that co-chairs and staff felt the County's comment letter warranted discussion. Roger Smith verified that the committee's original position on building height for Redwood Hwy was 4 stories.

Building Height and Density

Katie Korzun explained that there was some confusion about the committee's height recommendation along Merrydale and Redwood Hwy during the community meetings. She showed the committee 3 alternatives for building heights based on their position, photographs of existing conditions on Merrydale and sections depicting 3-story and 4-story buildings on Merrydale.

Jeff Schoppert asked for public comment:

- Janet Shirley said that entrances for the Marin Ventures and Public Storage are on Merrydale. She said the San Rafael Meadows neighborhood is collecting signatures on a petition with the following requests for the Station Area Plan:
  - Any new developments on Merrydale Road, Redwood Highway, or at the Northgate Storage parcel be limited to three stories.
  - Any new development at the Dandy Market parcel be limited to one story; at the Casa de Rafael parcel to two stories.
  - These building height limits should not be exceeded by any concessions to accommodate affordable housing.
  - Parcels along Merrydale Road and Redwood Highway should provide parking for SMART users.
  - Specifically state no vehicular crossing of the train tracks at Merrydale Road or Walter Place.
- Dil Kazzaz said the City and Committee must defend renters against impacts.
- Cathy Manovi is concerned about safety and parking.
- Scott Urquhart said the language in their petition should supersede any previous comments from the neighborhood made at the Draft Plan presentation.
- Sue Ciolino said 4 stories would encroach on their neighborhood.
- Wayne Rayburn said 3 story buildings are pushing the limit.
- Jenny Casey said there is an empty apartment building in Santa Venetia and she hopes it does not happen to her neighborhood.
- Bill Carney said that Sustainable San Rafael endorses the plan's recommendations on heights and densities. SMART is a public investment and height and density increases are necessary as long as they are in conjunction with good design guidelines, complete streets and landscaping.
- Dil Kazzaz asked if Marin Ventures is aware of plans to rezone the site.

Rebecca Woodbury said the executive director of Marin Ventures hosted and attended a community meeting on the Draft at their facility. She also added that rezoning of the property would not affect their current functions.

Emily Dean said that she understood the Committee's consensus on building height to match Alternative 3. The public comment period shows that 4 stories is too tall for the San Rafael neighborhood. She proposed the committee consider no change to current zoning along Merrydale and Redwood Hwy as well as the storage site north of the tracks. If that is not palatable, she said Alternative 3 is OK.

Jeff Schoppert asked the committee if they wanted to discuss any other heights other than on Merrydale and Redwood Hwy. The committee voted to only discuss heights on Merrydale and Redwood and that all other heights in the plan should stay as recommended. Then he asked for an initial vote on Emily's proposal for no change to the Merrydale/Redwood area which was

Level 1: 2  
Level 3: 3

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Emily Dean said that although the committee already came to consensus regarding height, she believes the topic warrants revision considering the public comment that was received. Jeff Schoppert asked for another vote on Dean's proposal:

Level 1: 4

Level 3: 5

The committee members voting against the proposal said that 4 stories on Redwood was an important recommendation. Jeff Schoppert made a motion for the plan to include language in the plan to say that 5 members support 4 stories on Redwood Hwy and 4 members support no change to the height in those areas. Elissa Giambastiani seconded the motion. Roger Smith said he likes the idea of communicating no consensus to the Council, but not through the motion. The motion failed.

Smith said the committee should communicate the two sides to the Council and agree on language at the next meeting. Emily made a motion to present the Council with the two sides and with two maps. Katie Korzun said that staff will bring back write-ups describing the split decision.

#### Christmas Tree Lot

Rebecca Woodbury explained the language in the plan referring to the Christmas Tree Lot and said this garnered attention from the community; most notably the County of Marin asked that the plan not mention the site. Jeff Schoppert asked for public comment:

- Dil Kazzaz said the site would be a good place for more density because the streets are wider.
- Janet Shirley said the site would be a good place for SMART parking.

Jeff Schoppert made a motion to accept the staff recommendations. All members voted in favor and the motion passed.

Roger Smith asked that the Plan to refer to the Autodesk site by it's address because Autodesk is just the lessee.

#### Affordable Housing

Rebecca Woodbury said that the topic of affordable housing was a topic that garnered a lot of interest during the public comment period. She explained the staff recommendation to refer to the City's recently adopted housing element. It includes the citywide policies and is updated frequently. Jeff Schoppert asked for public comment:

- Dil Kazzaz said that if the density and height is increased on Merrydale, San Rafael Meadows will become affordable housing.
- Cathy Manovi said the city should disperse affordable housing units throughout the city, and not cluster them in one area.
- Janet Shirley said that affordable housing should not be built in order to build four stories.

Elissa Giambastiani said she is pleased to see all the comments from the public regarding affordable housing and the need for more. She said the 2012 median income for Marin is \$103,000 and low income in Marin means \$88,000.

Jeff Schoppert made a motion to accept the staff recommendations. All members voted in favor and the motion passed.

#### Other items

Jeff Schoppert asked if the committee had any other topics they wanted to discuss. Emily Dean asked the committee to discuss the County's comment about SMART charging for parking. She said she is concerned that if SMART charges for parking, commuters may park in the San Rafael Meadows neighborhood. Jeff Schoppert asked for public comment:

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- Scott Urquhart said he agrees with Emily's concerns.
- Cathy Manovi said she would not take the train if she had to pay for parking, or she would park in a nearby neighborhood.

Korzun noted that coordination between the 3 governmental entities is the key to controlling and preventing intrusion into the neighborhoods and section 4.3.4 was written with that in mind, and that it could be further strengthened. Emily Dean made a motion for the plan to include language emphasizing that means need to be taken to insure that parking does not intrude into the residential neighborhoods. All members, except two, voted in favor and the motion passed.

Jeff Schoppert asked for public comment on all other topics:

- Lynn Rosso said that if the Public Storage and Marin Ventures lots are rezoned for residential at 3 stories, housing potential is added to the area.
- Scott Urquhart said that gut reactions are real feelings and they won't go away over time. The San Rafael Meadows neighborhood is the only neighborhood impacted. He thanked the committee for listening to their concerns.
- Kate Powers said she agrees with the staff recommendations for bike improvements. She asked for clarification on how many bikes will be accommodated by SMART's bike parking. She also asked what MCSTOPPP stands for and if the City must comply. (Staff responded that SMART will accommodate approximately 20 bikes. MCSTOPPP stands for Marin County Stormwater Pollution Prevention Program and the City must comply)
- Alisha O'Laughlin said the plan was successful and well-thought out. She asked that the staff recommended language about bike improvements be placed in a few other locations in the Plan and that graphics reflect the recommendations. (Staff said they will work with MCBC to integrate their recommendations)
- Bill Carney said that language on public space should be beefed up. The Plan should include recommendations to provide focal public spaces that aid in the identity of the area. They should tie in with pathways and thematic landscape treatments.

Jeff Schoppert made a motion to accept all other staff recommendations. All the members voted in favor and the motion passed.

## Next Meeting

Staff said they will bring the final plan to the next meeting for the Committee to approve, including the two height options. The Plan will then be presented to the City Council on August 20.

## Meeting Evaluation

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	Process for answering questions from the public

## Closing

Schoppert closed the meeting at 9:30 p.m.

Civic Center Station Area Plan Advisory Committee  
Draft Notes for 07/11 Meeting

Attendance

	2010			2011										2012														
	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	3/14	4/11	5/9	6/11						
		(tour-optional)			(workshop)						(workshop)																	
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Elissa Giambastiani	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√						
Barbara Heller* (CC)																	Appointed		-	√	E	√	E					
Bob Huntsberry* (DRB)	-	√		-	√	√	√	√	√	-	-	√	E	-	-	-	-	-	-	-	-	-						
Nicholas Kapas	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√						
Stanton Klose* (GGBPAC)	√	√		√	-	-	√	-	√	E	Resigned																	
Greg Knell	√	√		-	√	√	√	√	-	-	√	-	E	-	-	E	-	Resigned										
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Rich McGrath	√	√		√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	E						
Brigitte Moran	√	E		√	√	√	E	√	E	√	-	E	√	(Hussman)	√	-	√	√	-	E	E	-						
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Andrew Patterson	√	√		√	√	√	√	E	√	√	√	√	√	E	√	√	√	-	√	-	-	-						
Jeff Schoppert	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√						
Judy Schriebman* (LGVSD)	√	E		√	-	-	√	√	√	√	√	√	(Loder)	√	√	√	√	√	√	√	√	√						
Roger Smith	√	√	√	√	√	√	√	√	√	√	√	√	√	E	√	√	√	√	E	√	√	√						
Jean Starkweather	√	√	√	√	√	√	√	√	√	√	√	√	E	√	√	E	√	√	√	√	√	-						
Tammy Taylor	√	√	√	√	√	-	√	√	E	√	√	√	√	√	√	√	√	√	√	√	√	√						
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\*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

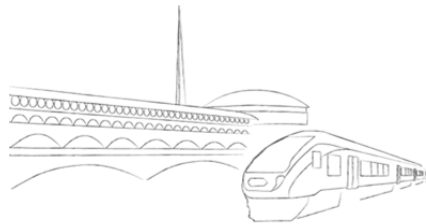
## **Building Height Split Decision**

At your last meeting, the Committee was not able to come to consensus on whether to change building heights in the Recommended Plan. It was an even split between those present. Staff was directed to include the split decision and two Alternatives in the Recommended Plan, with the understanding that the final decision would be made by the City Council. There was also some discussion over including the Committee's reasoning on each Alternative in the Plan for Council's consideration.

Staff believes that the explanation of the two positions should be in the staff report that will accompany the Recommended Plan and not in the actual Plan. Instead, the 4 places in the Plan where the Heights on Redwood Highway and Merrydale Road and the storage lot were italicized and a box with text inserted to indicate that there was no consensus. The two alternatives, No Change, which refers to the no change from the existing 3 story height limit, and the Four Stories Alternative were inserted.

After Council makes a decision, these text boxes will be removed and the italicized text revised.

Attached are the pages where these changes were inserted.



near the station. *Development should be allowed up to 4 stories, except along Merrydale Road, facing the Rafael Meadows neighborhood, where the 3 stories would be more appropriate.* Development in this area would need to ensure that building articulation, massing, and setbacks provide an appropriate transition to the single family neighborhood.

The Committee reached consensus on the Draft Plan to include the italicized text above. After hearing the public comments on the Draft, the Committee was not able to reach consensus on heights for the Redwood Highway frontage, the Marin Ventures site, or either storage lot parcel, and were evenly divided between a No Change Alternative and a Four-Story Alternative.

The area south of the station along Merrydale Road and Redwood Highway is an appropriate place for mixed-use developments with retail below residential units.

#### **5.8.4 Recommendation**

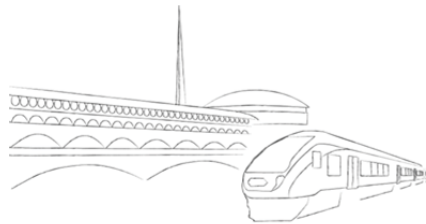
The General Plan and zoning generally supports the future vision for the Redwood Highway Area, with the exception of building heights in certain areas and the use specific regulations on the Planned Development zoned sites. No changes are proposed for single family areas. The Plan also recommends the establishment of design guidelines for the area. The following measures are needed to complete the vision for the Redwood Highway Area.

- On the properties closest to the station, specifically the Public Storage and Marin Ventures sites, investigate and implement increases in retail and office FAR above 0.30 and increases in residential density above 44 units per acre within the identified limits of traffic capacity. Amend the PD zoning to allow a mix of residential and retail.
- *Increase height limits on Redwood Highway to 4 stories where residential is constructed over ground floor retail.*

The Committee reached consensus on the Draft Plan to include the italicized text above. After hearing the public comments on the Draft, the Committee was not able to reach consensus on heights for the Redwood Highway frontage, the Marin Ventures site, or either storage lot parcel, and were evenly divided between a No Change Alternative and a Four-Story Alternative.

- Develop design guidelines for the Merrydale Road properties to include height transitions, building articulation and varied setbacks to prevent the appearance of a solid wall to the adjacent single-family neighborhood.





### *Redwood Highway*

Unlike the Merrydale Road area, which is predominately residential, the Redwood Highway frontage features a number of auto accessed retail and commercial uses, and therefore, the recommendations for this area are different than for those in the Merrydale Road area. Specific recommendations for the Redwood Highway area are as follows.

- Buildings along Redwood Highway are likely to continue to be appropriate locations for more auto accessed uses, such as home decorating, supplies, and restaurant uses, where highway visibility is helpful. Wherever possible, these uses should be incorporated into a mixed-use building at the ground floor.
- *Buildings in this area may be taller than on Merrydale Road since they can thereby capture views of surrounding hillsides and the Civic Center, while this greater height would not negatively impact the surrounding residential neighborhoods.*

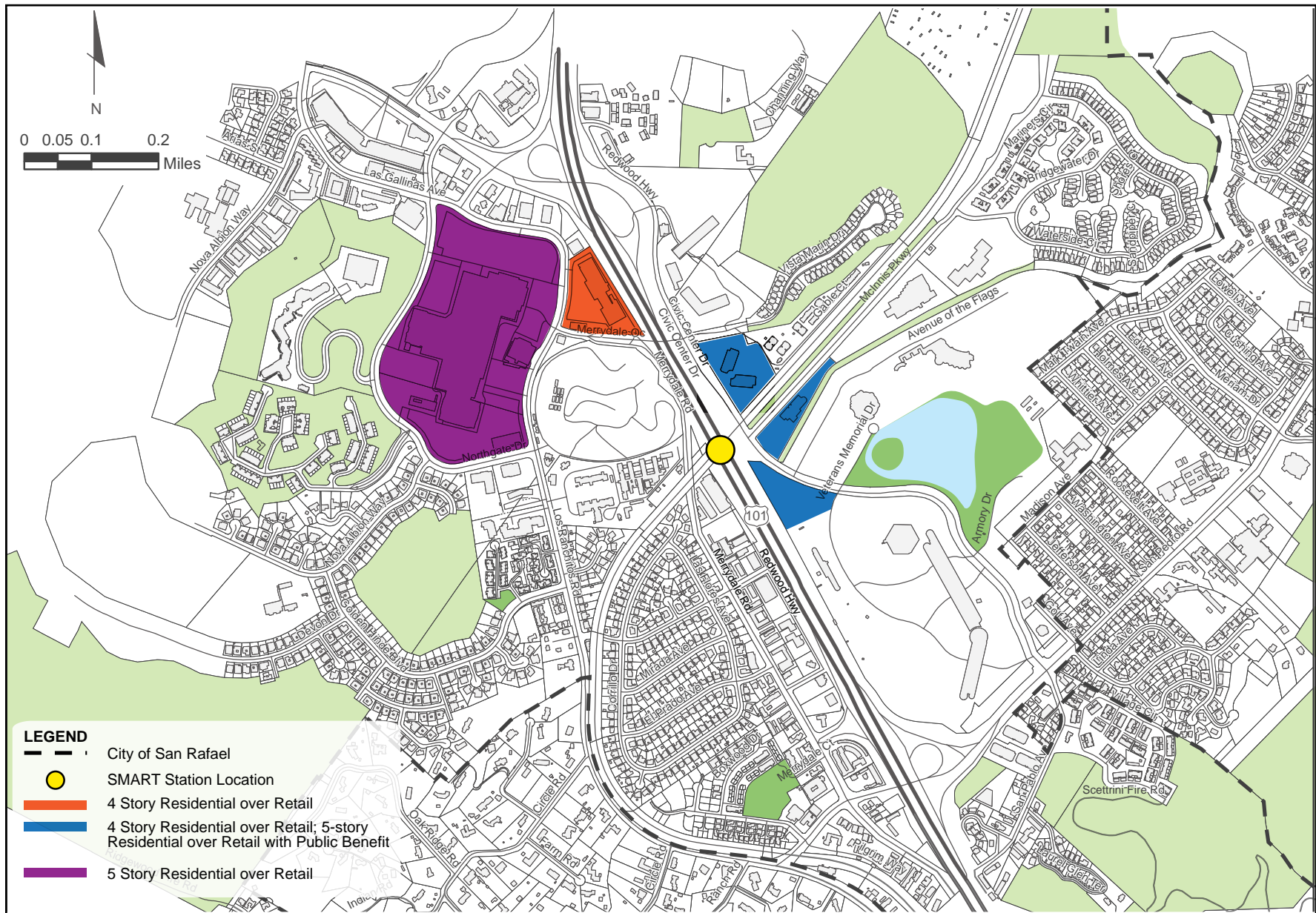
The Committee reached consensus on the Draft Plan to include the italicized text above. After hearing the public comments on the Draft, the Committee was not able to reach consensus on heights for the Redwood Highway frontage, the Marin Ventures site, or either storage lot parcel, and were evenly divided between a No Change Alternative and a Four-Story Alternative.

- Although its location adjoining US 101 detracts from its attractiveness as a pedestrian environment, improvements to sidewalks, lighting and ground level building design should be directed to create a comfortable pedestrian environment.
- Parking should be located at the side or rear of buildings.

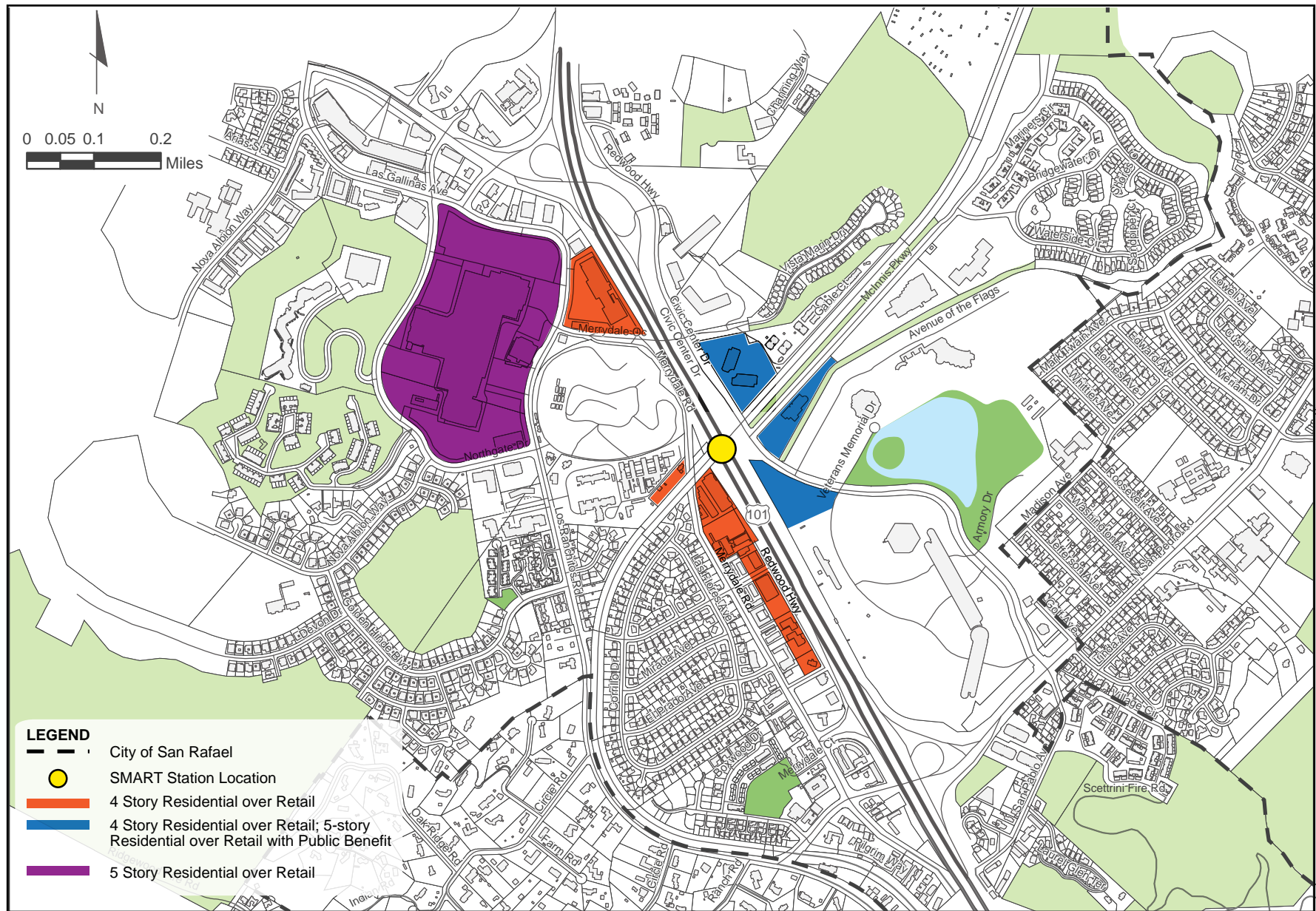
### Northgate Area

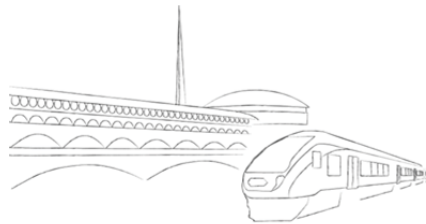
The Northgate area has the potential to continue to evolve as an increasingly pedestrian and bicycle friendly town center for North San Rafael. In order to achieve this outcome, the shopping center / strip commercial form that the area currently takes should evolve into a pattern that is more pedestrian-oriented.

- Rather than lying behind large parking lots, new development should be located, where possible, to adjoin and thereby reinforce the sidewalk edge, providing an engaging environment for the pedestrian. If parking is structured, it should be on the side or back of parcels.
- Pedestrian access through parking lots should be separated from drive aisles and parking spaces. These walkways should be clear and improved with special lighting and plantings to create a comfortable environment.
- Buildings should face and animate the Promenade throughout this area with retail or other active uses at the ground floor, to create an attractive pedestrian environment.
- Taller buildings may be most appropriate nearer major arterials and the freeway, with sensitive scale transitions to residential neighborhoods on the periphery.









#### Redwood Highway Area

- On the properties closest to the station, specifically the Public Storage and Marin Ventures sites, investigate and implement increases in retail and office FAR above 0.30 and increases in residential density above 44 units per acre within the identified limits of traffic capacity. Amend the PD zoning to allow a mix of residential and retail.
- *Increase height limits on Redwood Highway to 4 stories where residential is constructed over ground floor retail.*

The Committee reached consensus on the Draft Plan to include the italicized text above. After hearing the public comments on the Draft, the Committee was not able to reach consensus on heights for the Redwood Highway frontage, the Marin Ventures site, or either storage lot parcel, and were evenly divided between a No Change Alternative and a Four-Story Alternative.

- Develop design guidelines for the Merrydale Road properties to include height transitions, building articulation and varied setbacks to prevent the appearance of a solid wall to the adjacent single-family neighborhood.

#### Northgate Area

- On the properties closest to the station, specifically the Northgate Storage site and Northgate III, investigate and implement increases in retail and office FAR above 0.30 and increases in residential density above 44 units per acre within the identified limits of traffic capacity.
- Amend the General Plan and zoning for Northgate III to increase densities to the levels assigned to the areas within walking distance of the station, and to allow 4 stories for residential over retail uses.
- Consider the extension of the Promenade through Northgate III in any major reconstruction of the site.
- Develop design guidelines to buffer height increases from single family neighborhoods.
- Amend the General Plan and zoning to allow height increases to 5 stories for residential development at Northgate Mall.