

Civic Center Station Area Plan Advisory Committee  
Draft Notes for 10/12 Meeting

**Civic Center Station Area Plan Advisory Committee**  
Meeting Notes: Wednesday, October 12, 2011; 7:00 – 8:30 pm  
Guide Dogs for the Blind, 350 Los Ranchitos Rd.

## Attendance

Civic Center Station Area Plan Advisory Committee

Damon Connolly*	Marcus Lee	Roger Smith
Emily Dean	Casey Mazzoni	Jean Starkweather
Mike Fryer	Rich McGrath	Tammy Taylor
Elissa Giambastiani	Larry Paul	Craig Thomas Yates
Ann Hussman (for Brigitte Moran)	Jeff Schoppert	
Nicholas Kapas	Judy Schriebman*	

\*Ex officio, non-voting member

\*\*Ex officio alternate

**Absent:** Bob Huntsberry\*, Stanton Klose\*, Greg Knell, Preston McCoy\*, Andrew Patterson, Gayle Theard

**Observers:** Greg Andrew, Elaine Lyford-Nojima

**Staff:** Linda Jackson (Principal Planner, City of San Rafael), Rebecca Woodbury (Planning Coordinator, City of San Rafael), Paul Jensen (Community Development Director, City of San Rafael), Katie Korzun (Economic Development Coordinator, San Rafael Redevelopment Agency), John Eells (Consultant to TAM)

## Welcome, Announcements and Introductions

Co-chair Jeff Schoppert opened the meeting at 7:02 p.m. and said the purpose of the meeting was to hear an update on the land use alternatives and plan for the upcoming community workshop. He also announced Linda Jackson's retirement after 22 years of service to the City of San Rafael. Linda Jackson introduced Paul Jensen and Katie Korzun as staff that will take over her responsibilities on the Civic Center Station Area Plan.

Ms. Jackson gave an update on the project timeline. She said after the workshop on 11/9, the committee will review the results from the traffic modeling. The draft plan will be complete at the end of February and the final plan will be presented to the City Council in May.

Marcus Lee moved a motion to approve the minutes from the August meeting. Rich McGrath seconded the motion and they were approved with Jean Starkweather abstaining due to her absence in August.

Linda Jackson noted an interesting article in the Marin IJ about a recent report by Non-Profit Housing on the cost of commuting.

Emily Dean gave a report out from an event she attended on Transit-Oriented Development. She said the goal of the workshop was to learn about how to achieve the goal of people able to work and live in Marin. She said they discussed the impact of increased land values around transit and the need for affordable housing.

## Land Use Alternatives

Civic Center Station Area Plan Advisory Committee  
Draft Notes for 10/12 Meeting

Jeff Schoppert introduced the brief update about the land use alternatives. He explained that after the committee last met, City staff finalized calculations on the land use alternatives and realized that, inconsistent with the direction of the committee, there was not a substantial difference in the numbers between the two alternatives. Staff convened a subcommittee of the two co-chairs, Schoppert and Fryer, as well as Roger Smith and Emily Dean (both of whom had substantive comments at the last review) to refine the numbers further so as to establish two distinct alternatives that captured the committee's intent.

Linda Jackson noted the need for distinction between the two alternatives for the traffic modeling to be meaningful. Linda explained the final Alternative 1 has 40% more residential, twice as much office, and slightly more retail than Alternative 2.

Jean Starkweather asked if the distinction between the alternatives is intensity. Ms. Jackson said that is correct. Judy Schriebman asked if there was a differentiation in one being more residential focused with another more office focused. Jackson noted that the different was in the level of development: Alternative 1 has more than alternative 2. Mike Fryer added that the project budget is able to evaluate only two alternatives.

Public Comment:

Elaine Lyford-Nojima asked if they can be provided with a copy of the final alternatives. Rebecca Woodbury said she would email her the same spreadsheet that was sent to Public Works.

Greg Andrew said he was concerned about tweaks being done in a smaller group and not at a regular meeting. He said it doesn't seem like the letter submitted to the committee from MEHC was considered and that the alternatives don't seem realistic.

## Workshop Preparation

Jeff Schoppert said that a workshop subcommittee convened prior to the meeting to discuss the format and topics for the workshop. The subcommittee includes him, Judy Schriebman, Marge Macris and Sue Mace. He explained that the format for the workshop will be open house with a variety of topics. He hopes that everyone on the committee will attend and help facilitate the various stations.

Linda Jackson said that the format for the workshop is conducive to getting input from many people. The purpose of the workshop is to identify how to implement the vision. She said there will be a station on streets & connections, transit, land use & design, and parking. Judy Schriebman will work on a station for creeks and the natural environment.

Craig Yates asked if Marin Transit will be at the workshop. Linda Jackson said we will invite them.

Jeff Schoppert asked about the staffing of the stations. Ms. Jackson said that consultants from Fehr & Peers will help at the connections and transit stations. Consultants from BMS Design will help with the land use station. Ms. Schriebman will staff the creeks and environment station.

Jean Starkweather said it would be good to provide everyone with maps of the area that they can carry with them.

Judy Schriebman asked what the displays will look like. Ms. Jackson said they would be information displays with maps, images, and diagrams.

Jeff Schoppert asked the committee if they felt there was a topic missing. Emily Dean said bike and pedestrian issues should be highlighted. Judy Schriebman said the greater connections beyond the study area should be noted. Tammy Taylor said the topic of Complete Streets should be covered. Larry Paul asked if the freeway would be included in the station on streets. He said this may be a good opportunity for the community to weigh in on this topic.

## Civic Center Station Area Plan Advisory Committee

### Draft Notes for 10/12 Meeting

Elissa Giambastiani said that land use and design can be a contentious issue. She asked how this topic will be handled. Linda Jackson said they will separate housing from commercial and ask about density and intensity. Craig Yates suggested that Greenbelt Alliance can help with this topic. Jeff Schoppert said land use is probably the biggest issue and that station will need the most help from the committee for data capture. He asked for the committee's thoughts on data collection. Rich McGrath noted he would like to listen and take notes.

Jean Starkweather said that landscaping affects each of the topic areas.

Emily Dean said this workshop should build on the work that was done at the first and not repeat the same exercise. Linda Jackson agreed, and said this workshop will look at options and trade-offs for the topics.

Mike Fryer suggested comment cards or surveys for participants to fill out. Larry Paul suggested surveys that ask if people agree or disagree with statements. Rich McGrath said it will be helpful to have a lot of visuals of what it might look like with different densities. Craig Yates suggested clickers to vot; Linda Jackson said the City doesn't have that technology. Tammy Taylor said it would be helpful to record conversations. Emily Dean asked that the vision be provided.

#### Public Comment:

Greg Andrew said the workshop is an opportunity to talk about the Freitas exit reconfiguration. Also, the committee should consider how to best introduce people to the planning effort who may not be following it closely.

Rich McGrath asked about the order of the stations. Linda Jackson said there would be greeters at the entrance, but participants can freely go to the stations in any order. Jeff Schoppert said we should ask for ideas and solutions to major problems, like Freitas. He also asked about the outreach efforts and strategies. Linda Jackson said the City is sending a mailer to businesses, property owners, renters, and other major stakeholders in the area. Staff will also be sending out a press release and include a publicity in the City Manager's blog "Snapshot." Notification of the workshop will also be emailed to the plan's e-list. Flyers were handed out for the committee members to distribute as they see fit. Jean Starkweather said the RSVP on the flyer may turn people off; staff noted that it was helpful to have a count in order to buy refreshments. Larry Paul suggested the City put together a summary of the planning effort so far.

#### Public Comment:

Greg Andrew said the workshop is good for information and serves a purpose. He suggests that at a future meeting, the plan is presented as a draft for public reactions and to allow time for changes to be made.

Linda Jackson said there will be several months to review the plan and opportunities for public comment at the committee meetings, as well as loop-outs to the Planning Commission and neighborhood groups. Emily Dean asked what the committee will be doing in December and January. Ms. Jackson said the committee will be reviewing the workshop feedback, resolving issues and analyzing options.

Craig Yates asked about an Environmental Impact Report (EIR). Ms. Jackson said that environmental review will happen as the projects are implemented, but no environmental work is being done as a part of this effort. Jeff Schoppert asked if MTC will fund environmental review for projects suggested in this plan. Ms. Jackson said there are a variety of grants available and they are all different. Some pay for environmental work, some do not. Paul Jensen added that this plan is similar to the Downtown Vision in that pieces of it will be subject to environmental review as they are implemented. Tammy Taylor asked if SMART's EIR covers any of the work. Linda Jackson said it only covers topics related to SMART's plan for operations. Paul Jensen added that SMART's EIR is a high level environmental review as it covers the entire rail corridor. Environmental review for projects stemming from the Civic Center Station Area Plan will need to be more specific.

Civic Center Station Area Plan Advisory Committee  
Draft Notes for 10/12 Meeting

## Public Comment

The meeting was opened to general comments by the public on items not on the agenda. There were none.

## Meeting Evaluation

+	-
Clarity on workshop	
Subcommittee work	
Ending early	

## Closing

Jeff Schoppert closed the meeting at 8:25 p.m.

Civic Center Station Area Plan Advisory Committee  
Draft Notes for 10/12 Meeting

## 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
Damon Connolly* (CC)	E	✓		✓	(Brockbank)	(Brockbank)	✓	✓	(Brockbank)	-	✓	✓	✓	✓
Emily Dean	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Michael Fryer	✓	E		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Elissa Giambastiani	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bob Huntsberry* (DRB)	-	✓		-	✓	✓	✓	✓	✓	-	-	✓	E	-
Nicholas Kapas	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stanton Klose* (GGBPAC)	✓	✓		✓	-	-	✓	-	✓	E	Resigned	-	-	E
Greg Knell	✓	✓		-	✓	✓	✓	✓	-	-	✓	-	E	-
Klif Knoles	-	✓		-	-	Resigned	-	-	-	-	-	-	-	-
Marcus Lee	E	-		✓		✓	E	✓	E	E	✓	-	✓	✓
Preston McCoy* (BPAC)	(Powers)			✓	✓	-	✓	✓	✓	✓	-	(Powers)	✓	E
Casey Mazzoni					Appointed	✓	-	✓	✓	E	-	✓	✓	
Rich McGrath	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brigitte Moran	✓	E		✓	✓	✓	E	✓	E	✓	-	E	✓	(Ann Hussman)
Larry Paul* (PC)	✓	-		-	-	E	✓	✓	E	(Wise)	-	-	✓	✓
Andrew Patterson	✓	✓		✓	✓	✓	✓	E	✓	✓	✓	✓	✓	E
Jeff Schoppert	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Judy Schriezman* (LGVSD)	✓	E		✓	-	-	✓	✓	✓	✓	✓	✓	(Loder)	✓
Roger Smith	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	E
Jean Starkweather	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	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