



Meeting Notes

Meeting #3

October 8, 1999
Redwood High School

Committee Members

Debora Busse
Larry Chu
Chuck Curley
Nancy Curley
Mary Denton
Diana Fitzpatrick
Jerry Hauser

Jim Leland
Victor Levi
Michael Lewis
Joan Lubamersky
Chris McCluney
Rick McDonough
Bill McKown

Karen Polivy
Marianne Rafter
Marilyn River
Jeff Stahl
Phil Terry*
Karen Tysinger
Joanne Weber

**Alternate member*

Absent

Ron Arlas
Dennis Gilardi
Grace Hughes

Larry Knott
Mitch Marmorstein
Chris McCluney

Hi Patton
Joe Prickett
Sallyanne Wilson

City of Larkspur

Jean Bonander, City Manager
Jeff Baird, Planning Consultant

David Driskell, Planning Consultant
Robert Pendoley, Planning Consultant

Welcome

Chairman Chuck Curley opened the meeting at 7:30 PM. chuck announced that the focus of tonight's meeting would be a debriefing from the September 18 facilities tour.

Jeff Baird, our facilitator, said that the purpose of the debriefing is to gather the Committee's impressions and begin to develop themes and issues that should be developed for the strategic plan. **Jeff** said that we would also begin to discuss out approach to the November Town Workshop and publicity for workshop. Staff is seeking direction from the Committee.

Chris McCluney, Vice Chair, said that it is time to start creating subcommittees to advise the committee at-large and to do some of the work. Tonight members will be invited to volunteer for subcommittees that will develop plans for the November workshop and for publicity.

Bob Pendoley, planning consultant, reported on the Central Larkspur Specific Plan Committee, "CLASP." Consultants have been selected to prepare the specific plan and the EIR. At the October 14 meeting, the CLASP Committee will discuss draft planning and design principles that will guide preparation of the plan. On November 18 CLASP will hold a workshop on traffic.

Tour Debriefing

Chuck Curley introduced **David Driskell**, who facilitated the debriefing from the facilities tour. We discussed ideas, issues and questions about the seventeen sites in the order we visited them.

City Hall/Library/Fire Station

We had a wide range of opinions and concerns on the first three sites:

- The fire station needs to be replaced
- Free up the first floor of City Hall for the library by moving Park and Rec to Piper Park
- Expand City hall and the fire station to the rear, into the parking lot
- Are fire trucks getting larger? What is the effect of larger trucks on the firehouse?
- It seems like we just need more space. We should keep the library where it is, move the city

administrative offices and free up meeting space in City Hall.

- The trend in recent years has been to consolidate fire protection staff and rely more on mutual aid agreements with other fire departments.
- Preliminary feasibility studies have been prepared on renovations for City Hall and the fire station. One alternative that was studied would join the City hall and fire station structures to add seismic strength and to put both buildings into compliance with the Americans with Disabilities Act.
- We need to think about how staffing will change. There probably will be little or no expansion, but safety and efficiency are issues.
- Historic preservation needs to be a priority in whatever we do with City Hall and the fire station.
- It seems impractical to retrofit the existing City hall and fire station. It may make more sense to build a new City hall and fire station and reuse the historic buildings for something else.
- Do we really need a completely new fire station, is this just a perceived need?
- Keep the fire station where it is – the department has not indicated it needs to move. Relocate Park and Rec to the existing police building at Piper Park and build a new police station. We can not afford to replace everything, but this approach would free up space.
- We need to tear down City Hall and the fire station. The replacement structure(s) could have underground parking and three floors without a significant change from the existing building massing. A new library should be built on the Nazari property, and the police station should be replaced. We should combine our corporation yard with Corte Madera's and possibly the school districts'. It may be possible to build new facilities with private funding in a lease back arrangement.

There was a general agreement that we should review the space studies and renovation studies that have been done to date. We also tend to agree that City hall, the library, fire station #1 and the police station require a comprehensive and integrated approach.

Cane Street

- Cane street is typical of problems all over town. One member recounted having her new car damaged by street conditions.
- We need to combine resources with the utility agencies to get under grounding and street repair projects done simultaneously. This would leverage funding.
- The City does have a prioritized street repair program, but lacks the revenue to fully implement it.

- What is the possibility of forming an assessment district or redevelopment agency to finance our street repair needs?

We generally agreed that we will need public input to get a sense of how important streets are compared to the community's other needs.

Downtown Parking

- Painted "T's" on magnolia would improve parking efficiency.
- How do you feel about parking meters? (not very good...)
- CLASP should be looking at downtown parking.
- Consider a plaza over an underground parking structure at Ward and Magnolia.

We agreed that parking is key to downtown's vitality and that we should review the Downtown Parking Plan.

Corporation Yard

- The City has considered combining services and facilities with Corte Madera, the Sanitation District and the school districts. The school districts in particular did not seem to be interested, but the City would like to renew the effort.
- Fire fighting services could be combined. There are too many agencies and fire stations in the Ross Valley. Fire fighting services are an opportunity for all of the Ross Valley cities to save money.
- The school district is looking at reuse of its corporation yard for education services. A facilities plan is being prepared.
- The interest in other communities in combining services depends on the service. Cities tend to want to have their own fire departments, but Corte Madera has some interest in combining park and recreation services.

Twin Cities Police Station

- Should we explore a combined police and fire station?
- Any plan for new facilities should keep the police highly visible. We should build a sense that the police are an integral part of the community.

Piper Park

- This park seems to work well. What is the projected demand?
- An expansion and renovation plan has been prepared for Piper.
- Piper obviously needs more parking. would a parking structure or a jitney service be feasible/
- *Ques.:* Is the cricket field set aside for exclusive use?

Ans.: No. use by others is somewhat restricted during the cricket season; the field is open to other uses during the rest of the year. The cricket

association pays for use and maintenance of the field.

- There seems to be a lot of unused land behind hall Middle School; could it be used for park expansion.
- The school district is considering building a gymnasium in the open area behind the school.

North Magnolia

- The area looks great and shows what can be done
- Needs bike lanes

Bon Air Bridge

- We like the bridge; it looks great, it it improved pedestrian circulation

Sir Francis Drake Corridor

- Congestion on Sir Francis Drake causes back on Magnolia and into the neighborhoods.
- Congestion is a safety problem for kids and other pedestrians.
- The problem stems directly from the Town of Ross' refusal to allow expansion of sir Francis Drake.

We agreed that congestion on Sir Francis Drake is an example of an infrastructure problem that is beyond the City's control yet is causing serious problems for the community.

Greenbrae Fire Station

- *Ques.:* Is this a model of what a fire station should be?

Ans.: It is a fairly good model. The firemen generally like it, although some prefer the "homieness" of the downtown station.

Staff can arrange for tours of fire stations in other communities if the committee feels it will be useful. staff will bring data on the cost to build the Greenbrae station.

Greenbrae Interchange

We recognize that the interchange in its present condition is a barrier that separates larkspur Landing and the nearby residential areas from the rest of the community. This is another infrastructure problem that is largely beyond the City's control.

GGBD Ferry Terminal

- It is surprising that this facility does not generate any revenue for the City. In fact, it generates costs.
- There is a major problem with the lack of parking. This will get worse when a second high-speed ferry goes into operation next year.
- Is a parking structure an option? Is there any space for park and ride lots?

This is another example of a necessary regional facility that impacts Larkspur and that the City can not control.

Industrial Way

Missed this

Magnolia Park

We asked staff to bring the Committee up to date on the recently prepared improvement plans for this park as well as any other rehabilitation plans that may be on file.

General Issues

➤ *Ques.:* Is there much development potential left in Larkspur? What are the current and future demographics?

Ans.: There are only five undeveloped properties with significant development potential:

- “Elmcrest” on Palm Hill was recently approved for eight homes
- The Niven property is currently being studied as part of CLASP; it has a theoretical potential of up to 90 homes.
- The Nazari property is also in the CLASP area. It is planned for a combination of retail with office and/or residential.
- An application is expected shortly on the Sanitary District site for a 150 unit hotel and 168,000 square feet of office development.
- The Monahan Pacific property on the slopes above the Sanitary District could be developed with up to 23 units.

All of these properties are at some stage of the planning process. Theoretically, there are also up to 100 vacant infill lots in the City. Most of these properties are so seriously restrained with slopes, soil conditions or other problems and it is unlikely that many of them will be developed.

Over the past 20years, the Larkspur’s population has varied up and down between 11,000 and 12,000. In recent years, household size has been decreasing.

➤ Part of what gives the community its character is the diversity of its housing. As we consider future development we will need to think about how we should balance market pressure against our social needs and the need for sustainability.

Project Goals

Jean Bonander asked Committee members to discuss what they want to achieve through their participation in the project.

Grace Hughes said she is looking for a process that will get the opinions and perceived needs of individuals and constituencies.

The Work Program

Jean Bonander walked us through the work program and schedule (attached). The schedule is in three phases:

1. Orientation, needs and goals;
2. Alternatives and choices;
3. Priority selection.

Each phase will include a Town Meeting designed to solicit as much citizen input as possible. Committee members had questions:

▶ Where will the Central Larkspur Specific Plan (CLASP) intersect with this project?

Ans.: At this time it looks like the two projects will be providing information to each other between November and February. CLASP will provide information on such things as the likely value of land in the project area. CLASP can evaluate the feasibility of certain public uses in terms of land use suitability. The 2050 Project can advise CLASP on the need and/or priority for various public facilities that might be considered for the Specific Plan area.

▶ How will we encourage public input? Will people be invited to react or to initiate ideas?

Ans.: A variety of techniques are available to help the public propose ideas and to respond to proposals from the Committee. The most important thing is to structure the participation process to answer the Committee’s questions.

▶ Are we reinventing the wheel?

Ans.: No. Many cities have successfully prioritized their long-range needs and fiscal plans. Also, the citizen participation process the Council has set out follows a model that has been used other places. Our consultant team specializes in this type of thorough-going community involvement process.

Next Steps

Jean Bonander gave a detailed overview of the City's budget picture. She promised to prepare and distribute a written version of her presentation.

We covered the following points in our wrap up of the meeting:

- ▶ staff will find a different meeting place with better acoustics;
- ▶ the best meeting time for most members is Thursday evenings; Tuesday nights will work if we need an alternative;

- ▶ we are a Brown Act committee which means all meetings are open to the public and must be held within the City limits;
- ▶ we will look into taping meetings for the benefit of people who can not attend;
- ▶ we will tour city facilities on Saturday, September 18.
- ▶ Committee members asked to receive a roster the CLASP Committee

Close

We adjourned at 9:45PM.