

RESOLUTION NO. 2006-146
RESOLUTION OF THE MARIN COUNTY BOARD OF SUPERVISORS
ACCEPTING THE
MARINWOOD VILLAGE CONCEPTUAL MASTER PLAN

121 to 197 MARINWOOD AVENUE, SAN RAFAEL
ASSESSOR'S PARCELS 164-471-64, -65, -69, AND -70

SECTION I: FINDINGS

- I. WHEREAS Marin County faces the challenge of accommodating limited growth within prescribed boundaries in order to avoid impacts to agricultural and biologically sensitive lands. One approach to manage growth in a more sustainable manner is to focus development into appropriate infill sites within existing communities that are close to transit, employment, and public services. Consequently, this provides communities with the ability to have a wider range of housing choices, to mitigate the environmental costs of auto-dependent development, and to use the existing infrastructure resources more efficiently, ensuring a better jobs-housing balance, and generating stronger support for neighborhood transit stops, commercial centers, and other services. Existing commercial sites that are underutilized and not fully supporting the surrounding communities provide an opportunity for reuse that is consistent with the concept of intelligent infill. The Marinwood Village Conceptual Master Plan represents the concept of a plan that is consistent with the draft Countywide Plan Update which designates the Marinwood Plaza as one of a number of potential infill sites that fit the above criteria and proposes a Mixed-use General Commercial land use designation for the property. The Marinwood Plaza is located at **121 to 197 Marinwood Avenue, San Rafael**, on property that is further identified as **Assessor's Parcels 164-471-64, -65, -69, and -70**.

- II. WHEREAS at the request of Supervisor Susan Adams, Marinwood residents, and the property owner of the Marinwood Plaza, the Community Development Agency (CDA) initiated a community-based planning process in February 2005 to develop a vision and concept plan for the shopping center. With the assistance of a community planner/facilitator (Design Community and Environment, Inc.) and a group of community representatives who were appointed by Supervisor Adams, CDA convened a series of meetings that resulted in the preparation of a conceptual Master Plan for the redevelopment of the shopping center. In addition, community workshops were held on July 10 and 17 of this year to solicit input from the broader Marinwood and Lucas Valley communities. The proposed Marinwood Village Conceptual Master Plan is intended to guide the establishment of a possible future framework for the redevelopment of the shopping center into a mixed-use village center.

- III. WHEREAS the Marinwood Village Conceptual Master Plan is a site plan, illustrative perspective sketches, and a set of written principles (Guiding Principles) that establish the general parameters for the future redevelopment of the Marinwood Plaza into a mixed-use, pedestrian-oriented village center. The plan is based on traditional neighborhood design principles and reinforces the concept of sustainability through the use of green building in the design, construction, operation, and maintenance of the facilities. The northerly half of the property would be reserved primarily for commercial use with space for up to 32,000 square feet of retail space, including a 20,000 square foot full service grocery store, and up to 12,000 square feet of ancillary retail space. Parking will be relegated behind the buildings, away from Marinwood Avenue, and an outdoor community plaza is envisioned to function as an architectural and design focus for the village. The grocery store would anchor the commercial uses and restore an important service to the Marinwood and surrounding communities that was discontinued earlier this year with the closure of the Bell Market.

Between 90 and 100 residential units are envisioned in the Conceptual Master Plan to complement the commercial uses. Buildings along Marinwood Avenue would have residential or retail entries that front the street with apartments above and parking that is accessed from the back of the building. The southerly half of the property is envisioned for development of attached single-family townhomes that front on a landscaped courtyard with access to the garages provided at the rear of the townhomes through an alley. A portion of the Marinwood Avenue right-of-way is contemplated to be reclaimed for development of a tree-lined sidewalk that would connect the village internally and to the surrounding neighborhood. Half of the total residential units would be made affordable to very low, low, and moderate income households.

- IV. WHEREAS the Marin County Board of Supervisors conducted a noticed public meeting on September 26, 2006 to consider the proposed Marinwood Village Conceptual Master Plan, and hear testimony in favor of, and in opposition to, the plan.
- V. WHEREAS the Marin County Board of Supervisors finds that the proposed Marinwood Village Conceptual Master Plan represents a concept for the reuse and redevelopment of the Marinwood Plaza into a mixed-use village center that incorporates sustainable building principles in a pedestrian-friendly design. If accepted, the plan would be used as a framework/project description for future development of precise building and site designs, and for environmental review. The Marinwood Village has the potential to enhance the livability and quality of the greater Marinwood community and the County by replacing an underutilized shopping center with a vibrant mixed-use community. The reuse of a developed, infill site in a location that is close to existing transit and transportation facilities, with available public and infrastructure resources, represents a sustainable approach to growth that mitigates the environmental costs of auto-dependent development, ensures a better jobs-housing balance, and generates stronger support for neighborhood transit stops, commercial centers, and other services. By including up to 100 residential units with a large proportion of the units to be developed as affordable, workforce housing, the Conceptual Master Plan will further support the grocery store and ancillary retail uses and comply with the affordable housing goals set forth in the Countywide Plan.
- VI. WHEREAS the Marin County Board of Supervisors acknowledges that full environmental review will occur prior to adoption of the Countywide Plan Update policies applicable to this site and any associated Rezoning or other entitlements. The overall proposed residential density, the compatibility of the village design to the surrounding Marinwood community, the potential exposure of future residents and occupants to noise from Highway 101, the adequacy of on- and off-street parking, the potential impacts that the Marinwood Village would have on local roads and Highway 101, and other physical and environmental impacts will be evaluated. However, the Conceptual Master Plan is intended to help define the project description and guide additional work to refine the concept and to develop precise plans.
- VII. WHEREAS the Marin County Board of Supervisors finds that a community-based planning process is an essential tool for property owners, the community, and the County to forge consensus on development issues at this location. In order to ensure that the final design of the Marinwood Village continues to reflect the community's input, that the objectives of the property owner, community, and County are attained, and that community concerns are adequately addressed, it is important to maintain a close working relationship between all parties in conjunction with the future preparation of the Master Plan and precise plans for the property.
- VIII. WHEREAS the Marin County Board of Supervisors finds that neither the proposed Countywide Plan Update nor any specific new entitlements for the Marinwood Plaza property have been adopted. Nevertheless, the Marinwood Village Conceptual Master Plan can assist the property owner, community, and County staff to begin to work toward a Master Plan/Precise Development that would ultimately fulfill a number of important Countywide Plan goals including those relating to sustainability, affordable housing, and the built environment.

SECTION II: ACTION

NOW, THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors hereby accepts the staff report for the Marinwood Village Conceptual Master Plan and authorizes staff to consider the proposed Conceptual Master Plan as the future framework for the redevelopment of the Marinwood Plaza shopping center into a mixed-use village center. The property is located at **121 to 197 Marinwood Avenue, San Rafael**, on property that is further identified as **Assessor's Parcels 164-471-64, -65, -69, and -70**.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Marin County Board of Supervisors hereby authorizes staff to initiate a Rezoning of the Marinwood Plaza property in conjunction with a Master Plan/Precise Development Plan application to allow for the mix and intensity of land uses that are contained in the Conceptual Master Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Marin County Board of Supervisors hereby authorizes staff to continue to work with the property owner and the community on refining the concept into a Master Plan/Precise Development Plan.

SECTION III: VOTE

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin, State of California, on the 26th day of September, 2006, by the following vote to wit:

AYES: Supervisors Charles McGlashan, Harold C. Brown, Jr., Cynthia L. Murray

NOES: None

ABSENT: Supervisor Susan L. Adams



PRESIDENT PRO TEM, BOARD OF SUPERVISORS

ATTEST:



CLERK