

COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

August 11, 2015

Brian C. Crawford
DIRECTOR

Thomas Lai
ASSISTANT DIRECTOR

Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

Marin County Civic Center
3501 Civic Center Drive
Suite 308
San Rafael, CA 94903
415 473 6269 T
415 473 7880 F
415 473 2255 TTY
www.marincounty.org/plan

SUBJECT: Bently Holdings Master Plan Amendment and Precise Development Plan Amendment with Supplemental Use Permit findings
1 and 2 Belvedere Place, Mill Valley
Assessor's Parcel 043-151-32
Project ID: 13-0366

RECOMMENDATION:

Staff recommends the Board of Supervisors continue the hearing until a future date and support the Department of Public Works requirement for a peer review undertaken by a third party traffic engineer, and funded by the applicant, to review the applicant's current traffic study.

SUMMARY:

On March 17, 2015, the Board of Supervisors continued the Bently Holdings Master Plan Amendment and Precise Development Plan Amendment to allow the applicant to conduct a broader analysis of local traffic conditions and consider the potential impact for allowing as much as 47,500 square feet of Medical Services – Clinics and Laboratories office space in two existing office buildings located at 1 and 2 Belvedere Place in the Strawberry community of Mill Valley.

On June 24, 2015, the applicant submitted a revised traffic study. The study was subsequently transmitted to the Department of Public Works (DPW), the State Department of Transportation (Caltrans), and posted online for public review.

On July 14, 2015, Caltrans submitted a comment letter that identified issues with the applicant's traffic analysis including inadequate analysis of the State Route (SR) 131/Redwood Highway Frontage Road and Highway 101/SR 131 intersections and the need to evaluate the Belvedere Drive/East Strawberry Drive intersection.

In a comment memo dated July 21, 2015, DPW staff concurred with Caltrans comments, adding that the applicant's traffic study contained out of date information pertaining to signal timing which could affect both the level of service and queuing calculations. DPW staff recommended a third party peer review be conducted of the applicant's study.

The applicant has been informed of staff's recommendation for peer review and has thus far been unwilling to do so. The following options are available should your Board decide not to continue this hearing.

Option 1: Accept the applicant's traffic study, find the project to be exempt from environmental review and approve the Bently Holdings Master Plan Amendment and Precise Development Plan Amendment with supplemental Use Permit findings, as originally recommended by the Planning Commission

Option 2: Deny the application without prejudice based on traffic issues that have not been sufficiently resolved to support findings to approve the project.


REVIEWED BY: (These boxes must be checked)

Department of Finance N/A
 County Counsel N/A
 Human Resources N/A

SIGNATURE:


Scott Greeley
Planner

REVIEWED BY:


Brian C. Crawford
Director

ATTACHMENTS

1. Department of Public Works memo, dated July 21, 2015
2. Caltrans memo, dated July 14, 2015
3. (Option 1) Recommended Ordinance Conditionally Approving the Bently Holdings Master Plan Amendment
4. (Option 1) Recommended Resolution Conditionally Approving the Bently Holdings Precise Development Plan Amendment

Note: In order to conserve resources, the following documents have been provided only to the Board of Supervisors. These documents are available for public review on line at <http://www.marincounty.org/depts/cd/divisions/planning/projects> and at the Community Development Agency, Planning Division during regular business hours: Monday through Thursday, 8:00 am to 4:00 pm.

5. W-trans Traffic and Parking Study, submitted June 24, 2015
6. Minutes from the Board of Supervisors Hearing on March 17, 2015
7. Minutes and approved Resolution PC 15-003 from the Planning Commission Hearing on February 23, 2015
8. PC Staff Report from the Planning Commission Hearing on February 23, 2015
9. Public correspondence