

MARIN COUNTY COUNCIL OF MAYORS AND COUNCILMEMBERS

DRAFT

MINUTES

Wednesday, May 23, 2018

Hosted by the City of Mill Valley

Mill Valley Community Center 180 Camino Alto, Mill Valley, CA 94941

Members Present

- Belvedere: Kemnitzer, McAuliffe, McCaskill
- Corte Madera: Andrews, Bailey, Condon, Furst
- Fairfax: Ackerman, Coler, Goddard, Reed
- Larkspur: Chu, Haroff, Morrison, Way
- Mill Valley: McCauley, McEntee, Moulton-Peters, Wickham
- Novato: Athas, Drew, Eklund, Lucan
- Ross: Brekhus, Kuhl, McMillan, Robbins, Russell
- San Anselmo: Brown, Colbert, Coleman
- San Rafael: Colin, Phillips
- Sausalito: Burns, Cleveland-Knowles, Cox, Hoffman, Withy
- Tiburon: Fredericks

Ex Officio: Corte Madera Town Manager, Todd Cusimano; Larkspur City Manager, Dan Schwarz; Mill Valley City Manager Jim McCann; Novato City Manager Reagan Candelario; Ross Town Manager Joe Chinn; San Anselmo Town Manager David Donery; San Rafael Assistant City Manager Cristine Alilovich; MCCMC Secretary Rebecca Vaughn

Guests were: Marin County Board of Supervisors Damon Connolly and Kate Sears; Aides to Supervisor Sears Maureen Parton and Leslie Alden; Aide to Senator McGuire Carole Mills; Mill Valley Chamber of Commerce Executive Director, Paula Reynolds; North Bay Transit Committee John Diamante

Call to Order

President Kate Colin called the meeting to order at 7:02p.m. and welcomed everyone to the Marin County Council of Mayors and Councilmembers for May 23, 2018. She opened the meeting with Two Truths and Lie as an ice breaker. She reminded the group about the OneBook Boob Club discussion on The Color of Law planned for the June MCCMC meeting and requested that the membership try to read at least the preface and first chapter of the book in order to participate in the facilitated discussion. She then called for public comment.

Public Comment

1. John McCauley, Mill Valley – Stated that MCCMC needs rules about what to talk about for the meeting presentations. Recent presentations seem to have drifted toward national politics and it would better serve the membership if we had a poll to determine what the membership would like to hear about in presentations at future MCCMC meetings.

Following Public Comment, President Colin introduced Mill Valley Mayor Stephanie Moulton-Peters.

Welcome and Introduction of Guests

Mayor Moulton-Peters welcomed everyone to Mill Valley. She introduced the following members of the Mill Valley City Council: Jim Wickham, Sashi McEntee, John McCauley and Jessica Sloan. The following City staff were introduced: City Manager Jim McCann, City Attorney Greg Stepanchich, Assistant City Attorney Inder Khalsa, Interim Director of Planning and Building Kari Svantsrom, City

1 Librarian Anji Brennar, Fire Chief Tom Welch, Interim Police Chief Jackie Graf-Reis, Director of Public
 2 Works Andrew Poster, Senior Planners Danielle Staude and Lisa Newman, Assistant Planner
 3 Kathleen Kilgariff, Assistant City Manager Linn Walsh, City Clerk/Administrative Analyst Seth
 4 Allingham, Intern Caroline Aletsky and City Clerk Kelsey Rogers. Also present were Supervisor Kate
 5 Sears, Supervisor Damon Connolly, Aides to Supervisor Sears Leslie Alden and Maureen Parton,
 6 Aide to Senator McGuire Carole Mills, MTC/ABAG Director Brad Paul, League of California Cities
 7 North Bay Division Director Nancy Hall Bennett, Mill Valley Chamber of Commerce Director Paul
 8 Reynolds, North Bay Transit Committee Member John Diamante. Finally, she thanked Piazza
 9 D'Angelo and Mill Valley Market for their assistance with the dinner and the social hour h'ors d'oeuvres.

10
 11 Once dinner service was underway, President Colin called on Supervisor Dennis Rodoni to give a
 12 brief presentation.

13
 14 **4. Presentation:**

15 4.a. Representatives from Showing Up for Racial Justice (SURJ) and United Marin Rising (UMR)
 16 provided a presentation on the recent Race Counts report, as well as other issues related to equity
 17 strategies and solutions. Jericha Senyak (SURJ) and Jessica Hollinger (UMR) introduced their
 18 respective organizations and discussed the "Race Counts" report, which can be viewed here:

19 <http://www.racecounts.org/county/marin/>.

20 United Marin Rising (UMR) is a grass roots alliance convened in January 2017 in order to educate
 21 and mobilize Marin organizations, community groups and individuals, and to facilitate resources that
 22 can build and sustain a people power movement in Marin County and beyond.

23
 24 Showing up for Racial Justice (SURJ) is a national network of groups and individuals organizing
 25 people to reverse racial inequities and support the leadership of people of color.

26
 27 In the past 8 months, SURJ has gathered Marin residents together to learn how to have the difficult
 28 conversations surrounding the fight for social justice. Some of the most impactful actions for equity
 29 happen at the local government level.

30
 31 SURJ Marin started the Racial Justice Report Card project. Data shows that Marin County is the
 32 most racially inequitable county in the state. She gave several examples of how Marin's stated
 33 values do not match the actions they are seeing in our communities. This this work is meaningful to
 34 her because, doing this work means not only facing the pain, but envisioning a world where there is
 35 equity and dignity for everyone.

36
 37 The Racial Justice report card looks at the Race Counts data and asks politicians questions relating
 38 to racial equality and work that can be done to create racially equitable outcomes. The grading
 39 system highlights discrepancies between intentions (which don't manifest into outcomes) and
 40 impact (real outcomes for real people).

41
 42 More information on United Marin Rising can be found here: [http://unitedmarinrising.org/about-](http://unitedmarinrising.org/about-us.html)
 43 [us.html](http://unitedmarinrising.org/about-us.html)

44 More information on Showing up for Racial Justice can be found here: <https://www.surjbayarea.org/>

45
 46 4.b. Update on the County of Marin's Drawdown Initiative – Presentation from Supervisor Kate
 47 Sears

48
 49 Supervisor Sears explained that we know we are already experiencing the effects of climate change
 50 in Marin and we know the importance of adaptation and that as electeds, we need to be working on
 51 adaptation initiatives.

1 The vision for Drawdown Marin is mitigation of Sea Level Rise in conjunction with adaptation. She
 2 encouraged everyone to look at their jurisdictions' Bay Wave Reports. In our county, Drawdown
 3 encourages us to start locally and then scale up. As part of the Drawdown Campaign, we want to
 4 encourage jurisdictions to partner with the business communities to figure out how to make dramatic
 5 change in our greenhouse gas emissions to try to minimize the impacts of climate change.

6
 7 Drawdown encourages jurisdictions to set targets that are achievable but also aggressive. She
 8 stated that all Marin jurisdictions have gone Deep Green with MCE and have adopted Climate
 9 Adaptation plans.

10
 11 Drawdown picked six strategy areas to focus on, in alignment with the State of California's plan:

- 12 1. 100% renewable energy
- 13 2. Low Carbon Transportation
- 14 3. Energy Efficiency in Buildings and Infrastructure
- 15 4. Local Food & Food Waste
- 16 5. Carbon Sequestration
- 17 6. Climate Resilient Communities

18
 19 Drawdown will convene a leadership team, executive engagement team and community coalitions
 20 and they are currently in the process of hiring additional staff at the County to serve as the lead on
 21 this initiative. Hoping to have additional staff on the sustainability team by July and then will
 22 convene technical working groups on specific subjects related to the strategy areas. These groups
 23 will be creating road maps on ways to act quickly to have an impact.

24
 25 The working groups will be asked:

- 26 - What are the achievable goals in each sector to become fossil free?
- 27 - What are realistic steps and timelines in the short term to reach long term goals?
- 28 - What strategies are implementable in what sequence and by whom?
- 29 - What are the impediments to implementation?
- 30 - Who are the partners?
- 31 - What is the cost/benefit analysis?

32
 33 The goal is to come out of this process with a different kind of action plan spanning from 2020 to
 34 2030 with steps toward achieving a fossil-free community by 2030.

35
 36 Two requests for the membership to consider:

- 37 1. She hopes each jurisdiction will consider adopting a resolution (like the County's October 3rd
 38 resolution) making a commitment to reduction of greenhouse gas emissions
- 39 2. Visit the Drawdown website and find out more:
 40 [https://www.marincounty.org/depts/cd/divisions/sustainability/climate-and-](https://www.marincounty.org/depts/cd/divisions/sustainability/climate-and-adaptation/drawdown-marin)
 41 [adaptation/drawdown-marin](https://www.marincounty.org/depts/cd/divisions/sustainability/climate-and-adaptation/drawdown-marin)

42
 43 Tagline for Drawdown: Learn Join Act

44 She stated that we have an aggressive goal but we think it can be accomplished, and hopes that
 45 everyone will engage their constituents in this effort.

46
 47 President Colin thanked Supervisor Sears for her presentation and then proceeded to Committee
 48 Reports.

49 **5. Committee Reports:**

50 5.a. Metropolitan Transportation Commission – Supervisor Damon Connolly

51 Supervisor Connolly reported that there is a lot going on at MTC, in part because of the merger with
 52 ABAG and the new combined mandate of transportation and housing.
 53

1 Housing: CASA initiative. The latest information is that MTC is hoping to conclude the process by the
 2 end of this year. One issue he flagged in that past which has persisted is the conditioning of
 3 transportation funding on actual production of housing. Affordable housing is a huge issue for our
 4 whole region, yet transportation on a stand-alone basis is also a huge issue for our region, as much
 5 of our workforce comes in through congested roads and highways. He stated he will push to not
 6 condition funding and would lean perhaps toward incentivization.

7
 8 SB 827 was voted down in legislature, but there are some similar legislative initiatives in the works.
 9 AB 2923, the BART-owned land transit oriented development act. Local authority no longer holds
 10 sway and BART guidelines would take precedence on things like density, height, units, etc. The
 11 League has taken an "Oppose" stance. It needs to be acknowledged that there is an important role
 12 for local planning and local control as we move forward with housing policies.

13
 14 Transportation – SB 1 and RM 3 are at issue on the coming ballots in June and November.
 15 SB 1 – Competitive funding was recently announced.

- 16 - \$85 mill will be funded to complete the Sonoma side of the Marin Sonoma Narrows project
 17 with the understanding that the Marin side would need to be completed (and would be
 18 accomplished using \$120 million in RM3 funds)
- 19 - \$400,000 was allocated as a planning grant to study Highway 1/101 interchange at the
 20 intersection where there is typically flooding and sea level rise impacts on infrastructure.

21
 22
 23 5.b. Association of Bay Area Governments (ABAG) - Pat Eklund, Novato

24 Councilmember Eklund called attention to her report included in the agenda packet. The ABAG
 25 delegates took a "Strongly opposed" position to AB 2923 as cities and counties should have full
 26 control of land use surrounding transit stations.

27 She thanked ABAG delegates and alternates, and Supervisors Rodoni and Connolly for attending
 28 the recent meeting. She introduced Brad Paul, who is the Deputy Director of MTC and attends all
 29 Marin ABAG Delegates meetings.

30
 31 She is also on the SF Bay Estuary Project implementation committee. The Committee is doing good
 32 work on Sea Level Rise and has a pilot project on land use changes due to sea level rise.

33
 34 Finally, the first round of funding from Measure AA was announced and \$18 million in grants have
 35 been awarded. The Marin County Flood Control District received a \$630,000 grant for Deer Island
 36 Phase 1 tidal restoration.

37
 38 5.c Sonoma Marin Area Rail Transit (SMART) – Dan Hillmer, Larkspur

39 There is no verbal report this month, but Mayor Hillmer encouraged members to view the
 40 SMART General Manager's Report for May, 2018:

41 [http://sonomamarintrain.org/sites/default/files/Board/COC%20Documents/GM%20Report%20-](http://sonomamarintrain.org/sites/default/files/Board/COC%20Documents/GM%20Report%20-%20May%202018.pdf)
 42 [%20May%202018.pdf](http://sonomamarintrain.org/sites/default/files/Board/COC%20Documents/GM%20Report%20-%20May%202018.pdf)

43
 44 5.d. Marin Local Agency Formation Commission (LAFCO) – Carla Condon, Corte Madera

45 Mayor Condon announced that Interim Executive Officer Rachel Jones resigned effective June 1
 46 to accept an position in Alameda County, and that interviews for a replacement will take place on
 47 May 30th. Jason Freed, from San Francisco LAFCO, will serve as Interim Executive Officer and
 48 will be shadowing Rachel starting on May 29th.

49
 50 5.e. MCCMC Legislative Committee – Alice Fredericks, Tiburon

51 The Committee had a very productive meeting with Senator McGuire to build talking points on
 52 housing. He asked for data submissions and the numbers of approved permits and built projects.
 53 The data on the number of submissions, particularly if it tracks with the number of approved

1 permits, will belie the notion that the cities of Marin are not doing their very best to produce
 2 housing. The Committee also spoke with him about including information on innovative housing
 3 programs here in Marin. The report already includes information from Fairfax and Mill Valley, and
 4 she encouraged other cities to submit any of their programs, as well.
 5

6 The deadline for data is June 15, they want to have final report by the end of June so that
 7 Senator McGuire has information for the summer intermission meetings.
 8
 9

10 **6. Keynote Speaker:**

11 Affordable By Design: Missing Middle Housing
 12 Presentation by Karen Parolek, Principal, Opticos Design
 13

14 Mayor Moulton-Peters explained that there many interesting forms of housing in the Los Angeles area
 15 that were built before the pre-World War II housing boom. She described duplexes, fourplexes, single
 16 family homes and apartments. She asked, "How do we support middle housing in our jurisdictions in a
 17 way that our electorate will support"? She met Karen Parolek and her husband Dan who were
 18 promoting middle housing. Karen has been an advocate for bringing back the housing types that
 19 existed before World War II. Ms. Parolek spearheaded the initiative to create "Missing Middle Housing"
 20 and speaks around the country. She is committed to developing this housing in communities as another
 21 tool in our toolbox to meet these housing needs.
 22

23 In 2001, Ms. Parolek was working in Isla Vista near Santa Barbara where she was trying to figure out
 24 how to make businesses more viable, and keep neighborhoods walkable. The community members
 25 had stated that they wanted density not greater than 14 units per acre. While on a walking tour, she
 26 saw courtyard apartments that had 402 units per acre, that were not visibly large buildings. This helps
 27 to understand what density can actually look like, since people don't necessarily know what density
 28 looks like. Missing Middle Housing describes a range of multi-unit or clustered housing types
 29 compatible in scale with single-family homes that help meet the growing demand for walkable urban
 30 living. She explained that "walkable cities" are thriving cities, they are better for social health,
 31 environmental health, and financial health. More compact neighborhoods are more fiscally responsible.
 32

33 She cited a 20-35% gap between demand and supply of walkable urban living centers. 75-85% of
 34 households will be households without children in 25 years. It is anticipated that 3.5 million homes are
 35 needed by 2025. The National Association of Realtors are now talking about walkable neighborhoods
 36 as being highly desirable. And office tenants are now preferring walkable locations in urban areas.
 37

38 The disconnect is that neighborhood living is different than city living.
 39

40 Right now, the market is building small lot single family homes and large apartment complexes. Middle
 41 housing is missing. Middle housing is house-scale buildings with multiple units in walkable
 42 neighborhoods.
 43

44 Examples of types of middle housing are:

45 Duplex side by side	Town houses
46 Duplex Stacked	Live work units
47 Bungalow court	Courtyard apartments
48 Carriage house	Mansion apartments
49 Fourplex	

50
 51 Important characteristics of missing middle housing:

- 52 • Walkable Context - Destination walking: amenities close by
- 53 • Small footprint buildings

- 1 • Lower perceived density
- 2 • Well-designed units
- 3 • Fewer off street parking spaces
- 4 • Simple construction
- 5 • Creates community

6
7 Where do you find the housing? She explained that there should not a mono-culture of one type. A big
8 part of the middle housing solution is the mix within neighborhoods.

9
10 Ms. Parolek described a “barbell” of affordable housing, where people talk about subsidized housing
11 and affordable housing. But it is the housing in the middle of this barbell that is missing:

- 12 • Affordable by design
- 13 • Smaller units
- 14 • Lower land costs
- 15 • Lower construction costs
- 16 • Lower incremental development
- 17 • Workforce housing

18
19 The middle housing that is missing is illegal in most cities’ current zoning codes. Zoning took off in the
20 1940’s (industrial vs residential vs multi-family) and came out of suburban development. All of the
21 walkable areas of most cities were built before zoning codes. The primary problem with current multi-
22 family zones is that poor zoning allows for large aesthetically unattractive apartment buildings but
23 prevents missing middle housing.

24
25 Ms. Parolek encouraged everyone to ask their planning departments to look at what your codes
26 actually encourage and then ask how your codes can be revised to be form-based, i.e., how they can
27 help shape public space.

28
29 She encouraged cities to start working on individual zones with your city. For example start with a few
30 blocks of your downtown areas. For example, she explained that Novato has a \$35,000 unit impact fee
31 and a \$45,000 unit utility hookup fee. This encourages developers to max out unit size rather than
32 building more, smaller units.

33
34 In conclusion, Ms. Parolek provided the website for Missing Middle Housing for anyone who wanted to
35 learn more about the subject: <http://missingmiddlehousing.com/>. This website was built for citizens to
36 help communities understand the concept of middle housing and the choices these types of housing
37 can provide.

38
39 President Colin thanked Ms. Parolek for her presentation and proceeded to the Business Meeting.

40 41 42 **7. BUSINESS MEETING**

43 7.a. Convening of City Selection Committee for the Purpose of Making Appointment:
44 Discussion and Possible Action by the City Selection Committee to Make an Appointment to Serve
45 on the Marin Local Agency Formation Commission (LAFCO), Ahead of Carla Condon’s (Corte
46 Madera) End of Term on May 31, 2018

47
48 President Colin explained reiterated that the vacancy was announced at the March 28, 2018
49 meeting and Bob Ravasio, Corte Madera, was nominated from the floor however, Councilmember
50 Ravasio is unable to accept the nomination at this time and has withdrawn his name from
51 consideration.

52
53 The following nominations were received from the floor at the April 25, 2018 meeting:

1 Kevin Haroff, Larkspur, and Sloan Bailey, Corte Madera.

2 President Colin announced that both applicants would be given an opportunity to briefly summarize
3 their interest in the appointment and then the cities would convene to mark their ballots.
4

5 Kevin Haroff, Larkspur: Councilmember Haroff thanked the group for considering his application
6 for appointment. He stated that LAFCO is an important organization within our community, that is
7 not as well understood as other organizations in our community. It is key to creating opportunities
8 to manage the way in which special districts and other local entities are formed and organized. He
9 has had a long career working with special districts and other governmental entities as a lawyer
10 and has the skillset to be helpful in this context.
11

12 2. Sloan Bailey, Corte Madera – Councilmember Bailey thanked the group for considering his
13 application for appointment. He stated that he has read LAFCO’s enabling legislation. He
14 explained that LAFCO has a mission of planning orderly and responsive formation of local
15 government agencies based on local conditions and circumstances and he promised to do his best
16 in that regard if appointed.
17

18 Then each Town/City delegation met in order to complete their ballot, with each jurisdiction having
19 one vote.
20

21 The votes were tabulated by the MCCMC Secretary and President Colin continued with the
22 remainder of the meeting while the Clerk counted the ballots.
23

24 Following the remaining business items, President Colin announced that Sloan Bailey, Corte
25 Madera, received the majority of the votes and would be appointed to serve as LAFCO
26 representative. The ballots would be available to review after the meeting, or by appointment with
27 the MCCMC Secretary at a later date if requested.
28

29 7.b. Consideration and Action to Make Appointments to Represent MCCMC on the ABAG 30 Executive Board 31

32 President Colin announced that two ABAG seats available: Representative and Alternate
33 Representative, for two-year terms which run from July 1, 2018 through June 30, 2020.
34

35 7.b-1: Pat Eklund was nominated at the April MCCMC meeting and submitted a letter of
36 interest.

37 There was a motion and a second (Cox/Kemnitzer) to close nominations and proceed to vote.
38 The motion was approved by acclamation.
39
40

41 7.b-2 President Colin announced that at the May 23, 2018 meeting, Elizabeth Brekhus, Ross,
42 was nominated from the floor. Councilmember Brekhus has stated that she does not wish to
43 seek re-appointment at this time.
44

45 Joan Cox was nominated from the floor by Jill Hoffman, Sausalito. The nomination was
46 seconded by Barbara Coler, Fairfax.
47

48 Mayor Cox was asked to submit a letter of interest to the Clerk, and additional nominations can
49 be submitted should anyone be interested. Additional nominations will be accepted from the
50 floor, and a vote to appoint will be made at the June 27, 2018 meeting hosted by the City of
51 Novato.
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53 7.c. Nominations for Executive Committee – President and Vice President for 2018-19 Term

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For MCCMC President:

Pat Eklund, Novato, nominated Ray Withy, Sausalito, to serve as MCCMC President for the 2018-19 term. The nomination was seconded by Denise Athas, Novato. Councilmember Withy was asked to submit a letter of interest to the Clerk. President Colin stated that additional nominations would be accepted. Nominations would also be taken from the floor and a vote would be held at the June 27, 2018 meeting hosted by the City of Novato.

For MCCMC Vice President:

Eric Lucan, Novato, nominated Elizabeth Brekhus, Ross, to serve as MCCMC Vice President for the 2018-19 term. The nomination was seconded by Barbara Coler, Fairfax. Councilmember Brekhus was asked to submit a letter of interest to the Clerk. President Colin stated that additional nominations would be accepted. Nominations would also be taken from the floor and a vote would be held at the June 27, 2018 meeting hosted by the City of Novato.

7.d. Review of Draft Agenda for June 27, 2018 MCCMC Meeting Hosted by the City of Novato.

There were no changes to the draft agenda for June 27, 2018.

7.e. Consideration and Possible Action to Approve the Draft Minutes of the April 25, 2018 MCCMC Mayors Select Committee.

There was a motion and a second (Cox/Moulton-Peters) to approve the minutes of the April 25, 2018 MCCMC Mayors Select Committee as read. The motion was approved by acclamation.

7.f. Consideration and Possible Action to Approve the Draft Minutes of the April 25, 2018 MCCMC Meeting Hosted by the City of Larkspur.

There was a motion and a second (Cox/Kuhl) to approve the minutes of the April 25, 2018 MCCMC meeting as read. The motion was approved by acclamation.

Adjournment

President Colin thanked everyone for attending and adjourned the meeting at 8:45p.m. to the next regular meeting scheduled for June 27, 2018 hosted by the City of Novato.