

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



Date: November 25, 2013
To: Executive Board
From: Miriam Chion
Planning and Research Director
Subject: **Removal of San Rafael Civic Center PDA**

Executive Summary

On September 20, 2013, the San Rafael City Council adopted a resolution to remove the Priority Development Area (PDA) designation for its Civic Center area. A copy of the resolution is attached.

Recommended Action

Staff respectfully requests that the ABAG Executive Board accept the removal of the Priority Development Area (PDA) designation for the Civic Center area in the City of San Rafael, consistent with the attached City Council resolution.

Attachment

City of San Rafael letter dated September 20, 2013

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MAYOR GARY O. PHILLIPS
VICE MAYOR BARBARA HELLER
COUNCILMEMBER KATE COLIN
COUNCILMEMBER DAMON CONNOLLY
COUNCILMEMBER ANDREW CUYUGAN MCCULLOUGH

COMMUNITY DEVELOPMENT DEPARTMENT
PHONE: 415-485-3085
FAX: 415-485-3184

September 20, 2013

Miriam Chion
Planning Director
Association of Bay Area Governments
P.O. Box 2050
Oakland, CA 94604-2050

**Subject: San Rafael Civic Center Priority Development Area- City action to rescind;
City File No. P09-008**

Dear Ms. Chion:

This letter is to advise you that on Monday, September 16, 2013, the San Rafael City Council voted to rescind the Priority Development Area (PDA) designation for the Civic Center/Northgate area. This action was made by adoption of Resolution No. 13619. A copy of this resolution is attached for your files/records.

Thank you for the assistance that your staff and you have provided since the Civic Center PDA was initially designated in June 2009. Should you have any questions please do not hesitate to contact me at 415.485.5064 or at paul.jensen@cityofsanrafael.org.

Sincerely,

Paul A. Jensen, AICP
CITY OF SAN RAFAEL
Community Development Director

Enclosure

cc: Mayor Gary Phillips and City Councilmembers
Nancy Mackle, City Manager
Dianne Steinhauser, Executive Director, Transportation Authority of Marin,
781 Lincoln Avenue, Suite 160, San Rafael, CA 94901

CC PDA.ABAG ltr rescind 9 20 13

RESOLUTION NO. 13619

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN RAFAEL
RESCINDING THE CIVIC CENTER/NORTH SAN RAFAEL TOWN CENTER
PRIORITY DEVELOPMENT AREA (PDA) DESIGNATION
(P09-008 & P10-002)**

WHEREAS, in 2007, the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) in coordination with the Bay Area Air Quality Management District and Bay Conservation and Development Commission (collectively, the “regional agencies”) launched a regional planning initiative called FOCUS. The FOCUS process offered the local jurisdictions of the Bay Area the opportunity to designate “Priority Development Areas” (PDA); and

WHEREAS, a Priority Development Area is defined as a geographic area close to, along or within transit nodes and connections that is suitable for concentrated growth. In filing the FOCUS application, the proposed Priority Development Area must meet all of the following criteria: (a) within an existing community, (b) near existing or planned fixed transit (or served by comparable bus service) and (c) is planned, or is planning, for more housing. The PDA is a key element of the Plan Bay Area, which promotes concentrating future regional growth around transit to reduce vehicle miles traveled, thus reducing greenhouse gas emissions; and

WHEREAS, on June 15, 2009, the City Council adopted Resolution 12760, which authorized the submittal of a FOCUS application to designate the Civic Center/North San Rafael Town Center as a PDA. This PDA covers a ½-mile radius surrounding the planned Civic Center SMART station (see Attachment 1). The FOCUS application was pursued as an opportunity for San Rafael to have access to funds and grants that are earmarked for PDAs. In preparation for the arrival of the SMART service, the designation made it possible for San Rafael to be eligible for a planning grant to study the Civic Center SMART station, specifically to study needed infrastructure improvements for bicycle and pedestrian access, parking, security, land use opportunities and design guidelines; and

WHEREAS, as part of the FOCUS application, the local jurisdictions were required to identify a “place type” for the proposed PDA based on the place type categories presented in the MTC *Station Area Planning Manual* (October 18, 2007). Based on the area characteristics, variety of land uses and developed conditions, the FOCUS application identified the Civic Center/North San Rafael PDA in the “Transit Town Center” place type; and

WHEREAS, in 2012, the City completed the *Civic Center Station Area Plan* (Station Area Plan), which presents a “vision” for the ½-mile area surrounding the Civic Center SMART station. The Station Area Plan presents a list of recommendations for station access and connectivity, station parking, land use and urban design. While the Station Area Plan recommends studying specific sites for additional housing around the SMART station, the Plan respects the current General Plan 2020 traffic policies, land use capacity and planned transportation improvements; and

WHEREAS, on August 20, 2012, the City Council accepted the *Civic Center Station Area Plan* as a “vision” document, which acknowledged the completion of the Plan, the compilations of recommendations in the Plan and the work of the Civic Center Station Area Plan Advisory Committee.

WHEREAS, in 2013, following public concern regarding the Civic Center PDA and the recommendations of the Civic Center Station Area Plan, the City Council PDA Sub-Committee directed City staff to respond to a list of community questions. The community questions address information on the Civic Center PDA and its relationship to the affordable housing, Civic Center Station Area Plan, Plan Bay Area and the San Rafael General Plan 2020; and

WHEREAS, on September 6, 2013, the City Council held a study session to discuss the responses to the community questions on the Civic Center PDA and to discuss the recommendations of the Civic Center Station Area Plan. Following lengthy discussion and public comment, the City Council directed staff to schedule the Civic Center PDA and the Civic Center Station Area Plan for the regular, September 16, 2013 City Council meeting to consider changes and amendments; and

WHEREAS, by separate resolution, the City Council has made revisions to the recommendations presented in the Civic Center Station Area Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Rafael hereby rescinds the Priority Development Area designation for the Civic Center/North San Rafael Town Center by rescinding City Council Resolution No. 12760; and

BE IT FURTHER RESOLVED that although the Civic Center Priority Development Area designation has been rescinded, the City Council directs that the designation be revisited in three years from the adoption date of this resolution, in order to assess the status, criteria and requirements for Priority Development Areas in effect at that time.

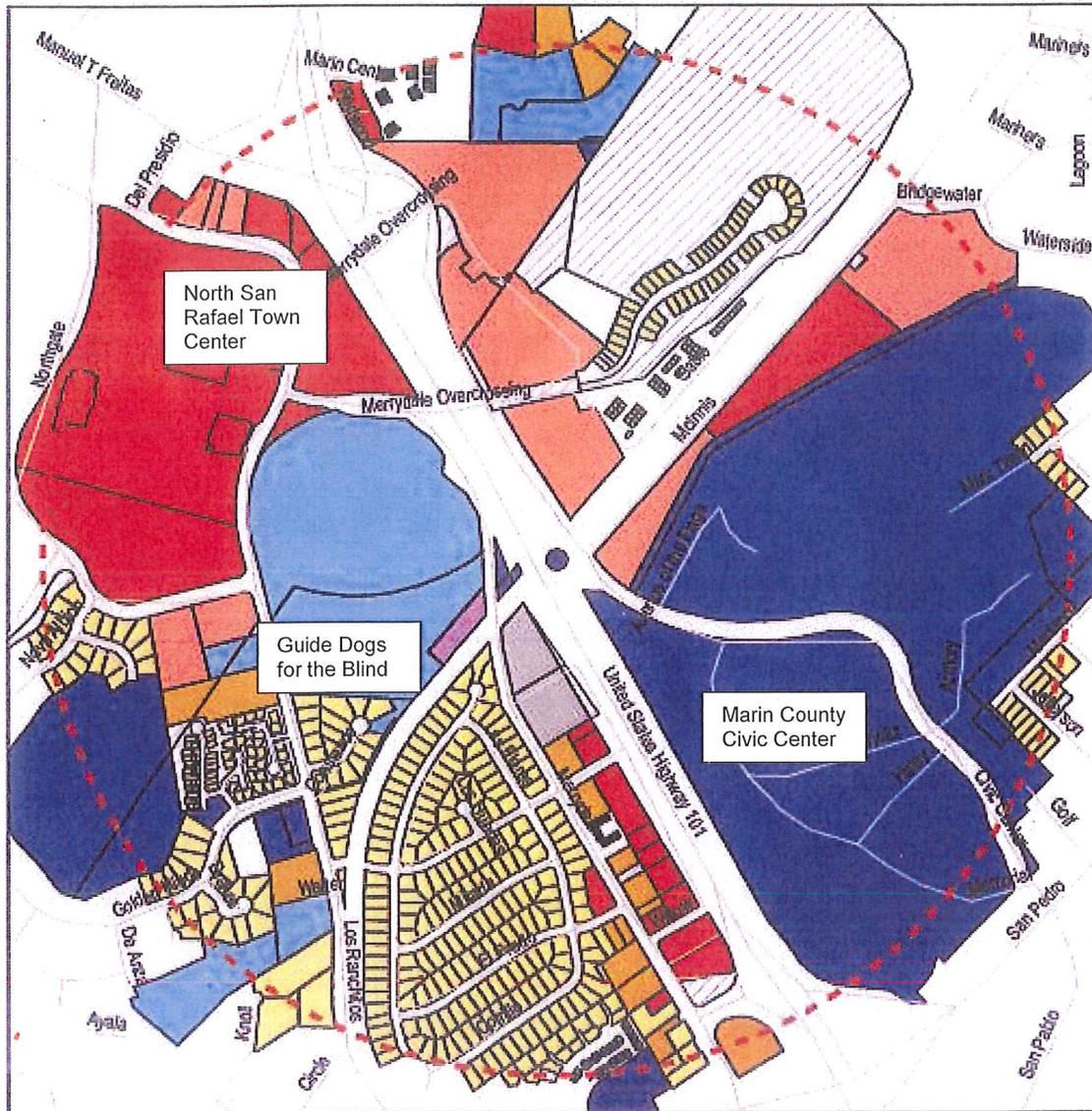
I, ESTHER C. BEIRNE, Clerk of the City of San Rafael, hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of San Rafael, held on Monday, the 16th of September 2013, by the following vote, to wit:

AYES:	Councilmembers:	Colin, Connolly and Mayor Phillips
NOES:	Councilmembers:	Heller and McCullough
ABSENT:	Councilmembers:	None



Esther C. Beirne, City Clerk

Attachment A: Civic Center/North San Rafael Town Center Priority Development Area



Legend

-  Civic Center SMART Station
-  1/2-Mile Radius
-  City Boundaries
-  Rural Residential
-  Single-Family Residential
-  Multi-Family Residential
-  Mixed Use
-  Office Commercial
-  Retail Commercial
-  Industrial
-  Agriculture
-  Open Space
-  Public
-  Quasi-public
-  Vacant