

July 2, 2013

Supervisor Susan L. Adams  
Board of Supervisors  
County of Marin  
3501 Civic Center Drive, Room 329  
San Rafael, CA 94903

Subject: **Marin County's Potential PDA for Unincorporated Lands along the Highway 101 Corridor**

Dear Supervisor Adams:

I am writing in response to your questions regarding a Potential *Priority Development Area* (PDA) that Marin County submitted in 2007 and whether it accurately captures those areas in Marin appropriate for future development. As you know, a PDA designation does not change any local zoning, general plans or land use controls. What follows is a discussion of the documents we received from the County designating parts of the Highway 101 corridor as a PDA, our analysis of what might be causing confusion regarding this Potential PDA and the steps we can take together to clarify the matter.

#### **Origin of Proposed PDA on Unincorporated Lands with ½ mile of Highway 101**

In June 2007 we received a PDA application from Marin's Director of Community Development. It included a letter to the County Board of Supervisors stating that at the Board's June 12, 2007 meeting, it authorized staff to submit an application to the Association of Bay Area Governments (ABAG) to establish the proposed Potential Priority Development Area (PDA) described in the attachments. The letter also stated that a Board of Supervisor's resolution requesting designation is required as part of the application process. The letter went on to say:

*The proposed area for designation is comprised of unincorporated lands of the City-Centered Corridor within ½ mile of Highway 101. The northern boundary of the corridor is the community of Marinwood and the southern boundary is Marin City.*

Attached to that document was Board Resolution No. 2007-116 authorizing the submittal of the June 29, 2007 PDA application. It passed with four AYE votes (Supervisors Arnold, Brown, Adams and McGlashan) and one ABSENT (Kinsey).

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The packet submitted contained a map of the Potential Highway 101 PDA showing that it was not contiguous along the highway but included a number of smaller subareas, e.g. Marinwood, Strawberry and Marin City (including Tamalpais Junction). On page 3 of the Priority Development Area application it stated:

*The area excludes agricultural and environmental resource areas, public open space lands, and environmentally sensitive areas. The proposed PDA also excludes single family dwelling land use areas toward acreage, but includes the single family dwelling population as potential beneficiaries of the PDA.*

As noted above, this designation did not change any of the existing local zoning controls or land use policies. The proposed *Potential* PDA that was submitted for the Highway 101 corridor was in addition to two *Planned* PDA areas submitted later for San Rafael. A Planned PDA is one for which a formal plan has already been adopted for the area by the local jurisdiction. A Potential PDA is one that requires more local planning, review and action before it could become a Planned PDA in whole or part.

### **The Problem**

The intent of the attached 2007 application seems clear. The PDA was not intended to include land with single family dwelling units on it. However, the map attached to the Potential PDA application is very small scale and only has solid shading within the boundaries of each of the subareas. No streets were shown within boundaries.

Today, if you superimpose those boundaries over a Google Earth map, you can see a number of single family homes within the PDA boundaries particularly within the Marinwood and Tamalpais Junction neighborhoods. It is no wonder residents and homeowners are concerned that their property and streets may be at risk of over-development. While the intention of the original 2007 PDA application is clear, the maps that were submitted along with it are confusing, particularly to someone who searches the ABAG website now and finds this PDA map as part of Plan Bay Area.

### **Next Steps**

The County Board of Supervisors can, at any time, modify or eliminate all or part of the Potential Highway 101 PDA. It could, for instance, submit more detailed maps that remove all streets and subareas containing single family homes from the Potential PDA. It could also ask to terminate one or more of the PDA subareas.

As we have stated from the outset, Plan Bay Area (PBA) is locally driven. We rely on local city and county jurisdictions to tell the regional planning agencies where they want to see additional housing, retail, office and mixed-use development focused.

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As part of Plan Bay Area's implementation, we will be creating an 18 month window, beginning in January 2014, when local jurisdictions can propose changes to existing Planned or Potential PDAs (including boundary changes), propose new, additional PDAs or propose to eliminate previously nominated PDAs.

Should the Marin County Board of Supervisors choose to alter or eliminate any of its current Potential PDA areas along Highway 101, during that window of time, we would be happy to honor that request. If you were to do so, it would mean that the changes you requested would be reflected in all PDA maps going forward.

Finally, let me reiterate that local land uses, as determined by locally approved general plans, would not be required to be changed or altered if they were within a *Potential* or *Planned* PDA. All decisions regarding what, when or whether something should be built within a PDA will continue to rest solely with the local jurisdiction.

Sincerely yours,

Ezra Rapport  
Executive Director

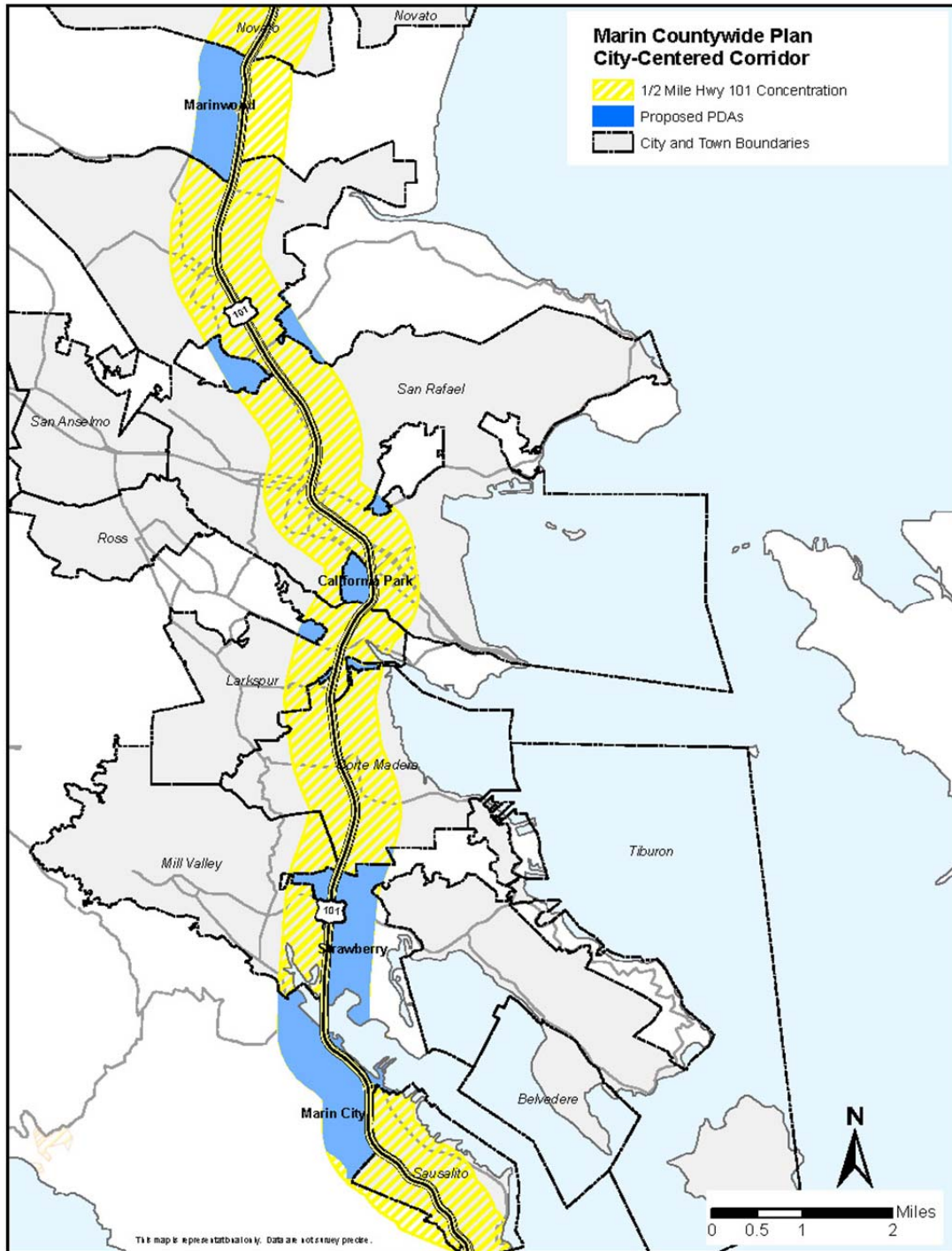
Attachment:

- (1) Map originally submitted in 2007 for Proposed PDA along Highway 101
- (2) 2007 Potential Priority Development Area Application for Marin County

Cc: Supervisor Katie Rice (ABAG Executive Board)  
Mayor Pat Eklund, City of Novato (ABAG Executive Board)  
Supervisor Judy Arnold  
Supervisor Kathrin Sears  
Supervisor Steve Kinsey  
Alex Hinds, Director, Marin County Community Development Agency

Attachment 1

Part 4 – MAP OF PROPOSED PRIORITY DEVELOPMENT AREA



Map included in Marin County CDA submission (6/29/07) [Part 4-Map of Proposed PDA]