

**CITIZENS ADVISORY COMMITTEE ON REDEVELOPMENT  
PRELIMINARY MINUTES**

**December 1, 2011**

PRESENT: Diane Linn    Bob Jackson            Abe Yang            Jane Winter  
              Bill Carney    Dirck Brinckerhoff    Phil Abey            Glenn Koorhan

ABSENT: Gladys Gilliland

STAFF PRESENT: Stephanie Lovette, Rebecca Woodbury

OTHERS PRESENT: Hobart Bartshire, John Eells, Jim Geraghty, Jerry Belletto, Alisha O'Loughlin, Kay Karchevski, Kate Powers, Joe O'Hehir, John Nemeth, Linda Meckel

Chairperson Diane Linn called the meeting to order at 7:05 p.m.

**APPROVAL OF MINUTES**

As there were no additions or corrections to the minutes of the October 6<sup>th</sup> meeting, Dirck Brinckerhoff moved to approve the minutes as submitted. Phil Abey seconded the motion, and the vote to approve was unanimous.

**DOWNTOWN SAN RAFAEL STATION AREA PLAN**

See Attachment A, a detailed synopsis provided by Management Analyst Rebecca Woodbury.

**UPDATE OF PROJECTS**

- 1) Former Borders: TJ Maxx is proceeding with their tenant improvements, and plans to open in February.
- 2) Fourth Street Art Galleries: we have recently lost two art galleries - Donna Seager and Room Gallery, both of whom have relocated to Mill Valley.
- 3) Rock 'n Roll Museum Space: staff is expecting a project status update from the Marin History Museum within the next month.
- 4) Former MYC at 1115 Third: Renaissance Job Training Center will be opening at this location in March 2012.
- 5) Former Yardbirds: Home Depot is now responding to letters of intent, but has not chosen their preferred tenant, making it difficult for the property owners to respond.
- 6) Agency Business: the California Redevelopment Agency (CRA) has filed a lawsuit against the State on behalf of all the redevelopment agencies in California. The case has been accepted by the CA Supreme Court. Oral arguments were presented in November. RDA

staff reported that the court's initial comments indicated concurrence with the Governor's position that redevelopment was created by the Legislature, and therefore could be eliminated by the Legislature. The final decision is expected by mid-January.

#### OPEN TIME

Heads Up Fundraiser: Shop Local for Schools was held on Tuesday, November 29<sup>th</sup> in Downtown San Rafael to help support local merchants and the San Rafael City Schools. The event was a success.

#### ELECTION OF CHAIR AND VICE-CHAIR FOR 2012

Phil Abey made the motion to re-elect Diane Linn as Chair and elect Bill Carney as Vice-Chair for the calendar year 2012. Dirck Brinckerhoff seconded the motion, and the vote to approve was unanimous.

#### ITEMS FOR JANUARY 5<sup>TH</sup> MEETING

- 1) Scott Adams – Proposals to bring more life to Downtown
- 2) Status Update on Downtown Station Area Plan

#### ADJOURNMENT

Glenn Koorhan seconded the standing motion to adjourn. All approved, and the meeting was adjourned at 9:02 p.m.

## ATTACHMENT A

Over the past several weeks, a subcommittee of the CAC reviewed an administrative draft of the Downtown Station Area Plan. Bill Carney gave a presentation highlighting the major elements of the plan and asked for comment from the committee and the public. Comments included:

- All generally in favor of idea to consolidate transit center to one block
- Bus/bike conflict on Hetherton between Fifth Avenue and Fourth Street
- How do bikes travel E/W with no left turns on Fourth Street from Tamalpais
- What about bikes on Hetherton?
- How do bikes cross Second Street?
- Close Tamalpais off to auto traffic (transit only)?
- There is little public space planned
- Pedestrians should be prioritized
- Properties need auto access
- One-way will divert traffic to other streets
- Pedestrian bridge is expensive and not pedestrian-friendly
- Plan should coordinate with Canal plan; Canal is an asset and should be highlighted
- Unbundled parking is very important
- Shared parking in garages for residential
- Low-income housing should be emphasized; opportunities should be identified (parking reduction, community benefit)
- Garage on Cijos should be shown as well (closer to Fourth Street, potentially more feasible because City already owns half the land)
- Plan needs stronger ideas regarding art, place-making features and identifiers
- Way finding is important, especially as soon as people arrive at the station
- Opportunity under freeway by creek for park setting
- Plan needs more focus on near-term issues—how are things going to work prior to a consolidated transit center?
- Whistlestop is an important near-term issue; no solution has been identified
- Plan should coordinate with Bike/Ped plan, Climate Change Action Plan, Canal Waterfront Plan, and Montecito Area Plan in an integrative process

The Draft Downtown Station Area Plan will be made available to the public next week. Throughout December and January, staff and consultants will present the plan to the Transportation Committee of Golden Gate Transit, Marin Transit Board of Directors, San Rafael Design Review Board, San Rafael Planning Commission, and Transportation Authority of Marin Board of Directors. Staff will return to the CAC in February and present comments collected during that time. After final recommendations are incorporated, the Plan will be presented to the San Rafael City Council in March.

Kay Karchevski said Friends of SMART will host a tour of transit stations in the Bay Area in January. She has attended this tour in the past and found it informative.

Diane Linn suggested the committee draft a letter to the Design Review Board and the Planning Commission before the draft Downtown Station Area Plan is presented to them in January.