




DATE: June 1, 2012

TO: Planning Commission

FROM: Kraig Tambornini, Senior Planner 

SUBJECT: **June 6, 2012 Planning Commission Meeting; Continued Meeting for Planning Commission Deliberation on the San Rafael Airport Recreational Facility Project; 397-400 Smith Ranch Road**

The Planning Commission accepted a considerable amount of public comment and testimony at its May 29, 2012 hearing, received answers to its questions and concluded the public hearing on the San Rafael Airport project. Given the late hour, the Commission was unable to commence their deliberation and provide direction to staff. Therefore, the public hearing was closed and the a motion was passed to continue its meeting on the project to a special meeting date and time certain, Wednesday, June 6, 2012, at 7PM in the City Council Chambers to allow the Commission time to start its deliberations on the project merits. Therefore, the Commission would not need to re-open the public hearing to conduct its deliberations at this special meeting.

The Commission received draft resolutions for consideration attached to its March 27, 2012 staff report, and should continue to consider these resolutions in its deliberations. As noted in staff's previous recommendations, the Commission's discussion should focus on the characteristics and constraints associated with this site with respect to the proposed use intensity, size of buildings and placement of improvements, and especially consider compatibility with surrounding residential uses. In particular, there have been concerns raised with regard to potential light trespass from vehicles and increased nighttime noise.

Additionally, this memorandum responds to one remaining question posed by the Commission at its May 29 meeting regarding bicycle improvements for the area. The DEIR page 13-5 through 13-43 discuss the bicycle lane classifications. Pursuant to the City of San Rafael Bicycle & Pedestrian Master Plan Update 2011 (Plan) adopted by City Council on April 4, 2011, new Class II / III¹ bicycle facilities are proposed for Smith Ranch Road. These routes have a "Mid-Term" priority with up to 10 years to implementation; covering a length of 0.9 miles and estimated cost of \$27,650.00.² Also, an existing Class I multi-use bicycle path extends between Old Redwood Highway (near Bank of America) to the private road access for the subject project site (see attached map). Additional Class I pathways are planned along the SMART line. The Plan in its entirety can be found online at: [http://acm.cityofsanrafael.org/Government/PublicWorks/San Rafael Public Works Projects/Bike Pedestrian Master Plan Update.htm](http://acm.cityofsanrafael.org/Government/PublicWorks/San_Rafael_Public_Works_Projects/Bike_Pedestrian_Master_Plan_Update.htm)

¹ Class II facilities consists of a 4-foot to 5-foot wide striped and stenciled one-way bike lane, between the vehicle travel lane and curb. Class III facilities consists of a bicycle route shared with pedestrians or vehicular traffic, designated by signing and stencil markers. Class I is typically a path that provides for two-way bicycle travel on a paved right of way separated for the street.

² San Rafael Bicycle/Pedestrian Master Plan – 2011 Update Table 6-2



San Rafael

**Community Development Department
MEMORANDUM**

Aside from this memorandum, there will be no additional staff reports or resolutions presented from staff. If staff receives any new correspondence prior to the June 6th meeting, copies will be forwarded to the Commission.

As always, please feel free to contact me for any assistance, at (415) 485-3092 or email at Kraig.Tambornini@cityofsanrafael.org

Recommendation

It is recommended that the Planning Commission deliberate on the proposed PD Rezoning and planning applications and provide direction to staff.

Attachment (1)

'San Rafael Bicycle Plan Exist. & Prop. Bikeways North' map

