

February 9, 2021

San Rafael Planning Commission

1400 Fifth Avenue

San Rafael, CA 94901

Via email: barry.miller@cityofsanrafael.org; lindsay.lara@cityofsanrafael.org

PLEASE INCLUDE THIS 2-PAGE LETTER IN PUBLIC COMMENTS for the Planning Commission hearing on February 9, 2021, for the draft Downtown San Rafael Precise Plan

Dear Planning Commissioners:

I have the following questions:

1.) I have questions about the proposed zoning for the triangular shaped land area at the west end of the West End Village bordered by Ida Street to the East, Second Street to the South, and Fourth Street to the North. This area consists of 8 separate parcels with 7 separate owners. Most of these parcels have frontage on Fourth Street as well as Second Street. One of the parcels (APN 011-231-05) actually has 2 existing buildings, one facing Fourth and one facing Second. The West End Center, consisting of a commercial strip, a Jack-in-the-Box, a gym and an appliance store (formerly Yardbirds), is made up of 4 individual lots under separate ownership. These lots consist of one having access to Fourth and Second, 2 lots having access to Second Street only, and the largest lot fronting Fourth St.

This area is currently zoned WEV and the proposed zoning under the draft plan is T4MS-O, 40/60. The proposed zoning to the North is T4MS-O, 40/50 and to the East is T4N 30/40, and to the South is HR1.8 and MR2.5. Why is this part of the West End Village being given a higher density zoning? Wouldn't T4N 30/40 or T4MS 40/50 be more compatible with the surrounding zoning? For example, the two large lots fronting Second Street (APN 011-231-16 and 17) could be zoned T4N 30/40 and the larger lot with Fourth Street frontage (APN 011-231-21) could be zoned T4MS 40/50. The remaining lots, APN 011-231-26, 03, 04, 05, and 06 could be zoned T4MS-O 40/50 to agree with the proposed zoning along Fourth Street in the West End Village.

To summarize, I think the proposed zoning of T4MS-O 40/60 for the land area in the West End Village bordered by Ida, Second and Fourth Streets should be changed to be more compatible with the surrounding commercial zoning on Fourth and residential areas bordering Ida and Second Streets. The proposed zoning for this area should be changed to T4MS-O 40/50 to agree with other proposed zoning for the West End Village and T4N 30/40 should be

considered for parcels facing Ida and Seond Streets to be more compatible with the neighboring residential zoning, especially given the trends for retail post-pandemic.

2.) Does the new Form Based Zoning include the Street to the South of these previously mentioned parcels. In other words, will any development proposals for these parcels need to incorporate Second Street and the street medians and landscaping on Second Street or will the new zoning encourage turning our backs on Second Street and focus only on Fourth Street facades and landscaping?

Thank you for your consideration of these comments.

Sincerely,

Victoria DeWitt
West End neighborhood resident