

# Report on ABAG to MCCMC

October 22, 2014

**PDA'S FOR THE 2017 UPDATE PLAN BAY AREA:** The ABAG Regional Planning Committee discussed the PDA Criteria/Guidelines and is recommending that the ABAG Executive Board in December retain the current three PDA criteria without modifications: location within an existing community, housing growth potential and access to transit; and, the density guidelines; but, some minor changes on the size of the PDA. Specifically, the recommended changes will be to revise the size of a PDA from a range of 100-500 acres to 40-640 acres, or PDA-boundary alignment with an existing community planning process that connects housing to transit. The 40-acre minimum size aligns with the distance of a 1/8 - mile radius around a transit station, which captures a convenient walking distance to transit and allows for a comfortable walking distance to adjacent PDAs and/or transit-serving neighborhoods. The maximum size of 640 acres aligns with roughly a 1-mile radius around a transit station. See attached table. This revision will not affect the status or eligibility of existing PDAs. Upon recommendation by the Regional Planning Committee and adoption by the Executive Board, the updated guidelines will apply to applications for new PDAs and to existing PDAs applying for modifications. If you have any comments on the proposed changes, let me know.

The deadline for PDA applications and modifications is June 30, 2015. Applications are available at:

[http://www.bayareavision.org/pdaapplication/PDA\\_ApplicationForm\\_Jan2014.pdf](http://www.bayareavision.org/pdaapplication/PDA_ApplicationForm_Jan2014.pdf)

**ABAG SEPTEMBER BOARD MEETING:** David Rabbitt, Supervisor for Sonoma County's Second District and ABAG Vice President showcased the City of Petaluma's Priority Development Area Implementation. He highlighted the City of Petaluma's use of a form-based 'SmartCode' which was instrumental in creating a walkable, mixed-use theatre district alongside the city's historical downtown and will help guide future development in the area. The SmartCode is part of the Central Petaluma Specific Plan, which provides land use and development regulations for nearly 400 acres in the city's core. The SmartCode provides a template for both planning and urban design, ensuring that all new buildings and their uses comply with each other and the surrounding area. It regulates building frontages, heights, and footprints in order to create coordinated aesthetics that build upon Petaluma's architectural heritage, along with a planned street layout and open space designations to enhance the area's connections to the Petaluma River. As cities around the Bay Area plan for mixed-use development in PDAs, it is becoming increasingly apparent that urban design principles can be used to encourage pedestrian activity and establish place making identity. This presentation highlighted the ways in which form-based codes can be utilized to achieve these goals by creating guidelines for property owners and developers.

**STRATEGIC GROWTH COUNCIL:** On October 6, 2014, I attended the Strategic Growth Council (SGC) meeting where staff provided an update on the two key components of the SGC Affordable Housing and Sustainable Communities Program: 1) the Affordable Housing and Sustainable Communities (AHSC) Program which contains the housing, transportation and infrastructure components of this program, and 2) the Sustainable Agricultural Lands Conservation (SALC) Program.

The California Budget Act of 2014 appropriates \$130 million from the Greenhouse Gas Reduction Fund (GGRF) for the FY 2014-15 budget to the SGC to develop and administer the Affordable Housing and Sustainable Communities (AHSC) Program. The SGC draft guidelines for both programs were released and workshops on the AHSC Program are scheduled for October 23, 24, 27 and 28<sup>th</sup>. Public comments are due by October 31, 2014 (<http://sgc.ca.gov/>). Total estimated available funds for FY 14-15 for the AHSC Grant Program is \$120M and \$1M for the SALC Grant Program. I will be attending the workshop on the 28<sup>th</sup> and if you are interested in joining me or would like copies of the guidelines, please let me know.

**MARIN ABAG DELEGATE/ALTERNATE MEETING:** On October 29, 2014 at 7:00 pm, the Marin ABAG delegates/alternates will meet in Corte Madera Town Hall to finalize the list of what went well and improvements needed and continue discussion of the list of principles and needs for the Update to Plan Bay Area 2017.

Please direct questions to Pat Eklund, Council Member, City of Novato 883-9116 or [peklund@novato.org](mailto:peklund@novato.org)

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