



Staff Report

RESOLUTION AUTHORIZING BELMONT TO ESTABLISH A PRIORITY DEVELOPMENT AREA (PDA) DESIGNATION UNDER THE METROPOLITAN TRANSPORTATION COMMISSION/ASSOCIATION OF BAY AREA GOVERNMENTS FOCUS PROGRAM

Honorable Mayor and Council Members:

Summary/Background

The City has been made aware of a regional planning process underway called “Focusing Our Vision”. This is a multi-agency initiative spearheaded by the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) in collaboration with the Bay Area Air Quality Management District (BAAQMD). As part of this process, jurisdictions have been invited to submit applications to establish what is called a Priority Development Area (PDA). The benefit of becoming a Priority Development Area is that jurisdictions may be able to obtain incentive funds for either planning or capital projects sometime in the future.

Some jurisdictions have already submitted an application to designate a Priority Development Area within their jurisdiction. The PDA application process requires a resolution of local support from the applicant (i.e. the City of Belmont). Although C/CAG has already submitted an application to designate areas within ¼ mile of the entire El Camino Real corridor as a PDA, a resolution of local support from Belmont will strengthen the application. It will also increase the individual jurisdictions eligibility for potential future regional incentive funding. Adoption of a specific jurisdiction resolution will provide the most flexibility in support of Belmont’s PDA application and the C/CAG El Camino Real Corridor PDA application. Ideally, the PDA designation would apply for all Belmont properties fronting along the El Camino Corridor, and include our three Downtown Village Economic Development Target Sites:

- **Belmont Station** (NE of Central Village area - from the train station east including Masonic Way and Ralston Avenue properties);
- **Village Center** (includes the Emmett House – the blocks bounded by Ralston, Sixth Avenue, O’Neill and El Camino Real);
- **Firehouse Square** (SW of Central Village area, bounded by El Camino Real, Fifth

Avenue, O'Neill, and Broadway); C/CAG has requested that such individual jurisdiction resolutions of support for establishing a Priority Development Area be forwarded to them no later than October 12, 2007; attached to this report is the associated resolution.

General Plan/Vision Statement

The action associated with adopting a participating resolution in establishing a Priority Development Area via the MTC/ABAG Focus Program furthers the City's General Plan/Housing Element Goals as follows:

Housing Element Goal 2

“Provide residential sites through land use, zoning, and specific plan designations to encourage a broad range of housing opportunities.”

General Plan Goal 1015.4

“To maintain and enhance the appearance of the City through controlling the location, timing, design and landscaping of new development and encouraging renovation of older areas.”

Fiscal Impact

None at this time.

Public Contact

This matter was placed on the agenda and posted as required by the California Government Code.

Recommendation

Staff recommends the Council adopt the attached Resolution authorizing Belmont establish a Priority Development Area (PDA) Designation under the Metropolitan Transportation Commission/Association of Bay Area Governments FOCUS Program.

Alternative

1. Provide guidance to staff on revised components of the Resolution Establishing the Priority Development Area under the FOCUS Program.
2. Take no action.

Attachments

- A. Resolution Authorizing Establishment of a PDA Designation under the FOCUS Program

Respectfully submitted,

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Community Development Director

Jack R. Crist
City Manager

Staff Contact:

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ATTACHMENT A - RESOLUTION NO.

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BELMONT
AUTHORIZING ESTABLISHMENT OF A PRIORITY DEVELOPMENT AREA (PDA)
DESIGNATION UNDER THE METROPOLITAN TRANSPORTATION
COMMISSION/ASSOCIATION OF BAY AREA GOVERNMENTS FOCUS PROGRAM
FOR THE EL CAMINO REAL CORRIDOR & DOWNTOWN VILLAGE ECONOMIC
DEVELOPMENT TARGET SITES**

WHEREAS, the Association of Bay Area Governments and the Metropolitan Transportation Commission in coordination with the Bay Area Air Quality Management District and Bay Conservation and Development Commission (collectively, the “regional agencies”) are undertaking a regional planning initiative called FOCUS; and

WHEREAS, FOCUS program goals support a future regional development pattern that is compact and connected; and

WHEREAS, the regional agencies seek local government partners to create a specific and shared concept of where growth can be accommodated (priority development area) and what areas need protection (priority conservation area) in the region; and

WHEREAS, a priority development area must meet all of the following criteria: (a) within an existing community, (b) near existing or planned fixed transit (or served by comparable bus service) and (c) is planned, or is planning, for more housing; and

WHEREAS, local governments and congestion management agencies in the nine county San Francisco Bay Area are eligible to apply for designation of an area within their community as a priority development area; and

WHEREAS, the regional agencies are committed to securing incentives and providing technical assistance to designated priority development areas so that positive change can be achieved in communities working to advance focused growth.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Belmont does hereby authorize submitting an application to designate Belmont’s El Camino Real Corridor & Downtown Village Economic Development Target Sites: Firehouse Square, Village Center, and Belmont Station as a Priority Development Area under the MTC/ABAG Focus Program.

* * * * *

I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of Belmont at a regular meeting thereof held on September 25, 2007, by the following vote:

AYES, COUNCILMEMBERS: _____

NOES, COUNCILMEMBERS: _____

ABSTAIN, COUNCILMEMBERS: _____

ABSENT, COUNCILMEMBERS: _____

CLERK of the City of Belmont

APPROVED:

MAYOR of the City of Belmont