



Responsible Growth in Marin

December 12, 2020

Honorable Mayor Colin, City Council Members and Planning Commissioners
1400 Fifth Avenue, Room 203
San Rafael, Ca 94901

Re: San Rafael General Plan 2040 Draft

Dear Mayor Colin and Council Members,

Responsible Growth in Marin takes advantage of the public comment period on the San Rafael 2040 General Plan to respectfully concur with Marin Conservation League's September 2, 2020 letter to Mr. Jensen and Mr. Miller regarding the need for more substantive language that clearly states a directive.

Below are examples in the plan that need to be strengthened because they refer to future programs and policies rather than aspirations:

Note: **Highlighted yellow**= existing language in GP; **red font**= RGM; suggested language; *Italics*= RGM comments

P. 3-4 (50/310 PDF Page)

Growth Management and Community Benefits: Policies in this Element carry forward the prior General Plan's emphasis on growth management, particularly the idea that development **should** (**shall**) be permitted only when adequate transportation, infrastructure, and public services are available, or **will be** in place when the project is built. (*How many times were projects approved based on a crossbridge or enhanced transportation which never occurred due to budget constraints?*)

p.3-29 (75/310 PDF Page)

Program LU-2.3A: Neighborhood Centers. Use the development review process to evaluate future proposals for existing neighborhood commercial centers, including the addition of new uses such as housing. Neighbors **should** (**shall be invited to be**) involved early in the development review process.

p.4-54 (134/310 PDF Page)

Policy NH-4.1: North San Rafael: Plans for North San Rafael **should** (**need to**) recognize that this is a distinct and unique part of San Rafael. Standards for density, design, traffic, and

parking **should (shall)** be tailored to reflect local context. North San Rafael residents **should (will be invited to)** have a voice at the citywide level and be directly involved in shaping decisions about the future of their community.

p.4-56 (138/310 PDF Page)

Program NH-4.2A: North San Rafael Town Center Plan: The plan **should (shall)** include a community-driven process that fully engages **(existing)** property owners, business owners, community residents, and government agencies.

Program NH-4.2B: Outdoor Gathering Places: Design of retail spaces **should (shall)** be flexible enough to support these types of activities in the future.

Program NH-4.2C: Incentives: Allow a height bonus of two stories (24 feet) for affordable housing. Percentage targets for housing affordability **should (shall)** be set during the Town Center planning process and **should (shall)** be the focus of a community discussion about new approaches to meeting the housing needs for persons of all incomes.

Thank you for considering RGM's comments to amend the draft plan.

Sincerely,

Grace Geraghty, Executive Director

info@rgmaring.org

cc: P. Jensen

B. Miller

Planning Commissioners