

SRMC TITLE 14 (ZONING) CONSISTENCY REVIEW COMMENTS			
#	Table A-1: Chapter 14.16 — Site and Use Regulations		
	14.16.025 Refuse Enclosure Requirement.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
1	The Project Is <u>consistent</u> with this Section.	The planning division referred the project to Marin Sanitary Service (MSS) who confirmed that the staging area shown near the driveway on A Street is satisfactory. Additionally, MSS staff noted that the room inside the garage area labeled trash appears to be of sufficient size to accommodate all necessary containers. Note that MSS will require all containers to be placed at the curb in the staging area by 6:00 AM the day of collection.	<u>MSS staff strongly encourage you to contact the Outreach Manager to review container sizes as they apply to compliance requirements (see contact information below). Please copy Planning staff on all correspondence between the applicant team and the Outreach Manager.</u> <u>Jennifer Selvig Outreach Manager 415-456-2601</u> <u>jennifer.selvig@marinsanitary.com</u>
	14.16.030. Affordable Housing Requirements.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
2	The project is <u>inconsistent</u> with this Section (also see City Council Resolution 14890).	The project as a whole provides 1-bedroom units ranging from 660 square feet to approximately 800 square feet and 2- bedroom units ranging from 890 to 1,355 square feet. All below market rate are either 705 square foot 1-bedroom or 890 square foot 2-bedroom units, which does not represent a similar mix in terms of unit size. Similarly, the project provides a variety of 1- and 2-bedroom floor plans, including floor plans with an office. None of the below market rate units include the office floor plan which is not compatible in terms of the amenities provided.	Modify the plans to demonstrate the location, size, and type of affordable housing units are of a similar mix and type to that of the whole residential development project.
	14.16.170 Geotechnical Review.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Actions
3	The project is <u>consistent</u> with this Section.	A Geotechnical Feasibility Study dated February 17, 2025 was provided with the project application.	None.
	14.16.227 Light and Glare.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Actions
4	The project is <u>inconsistent</u> with this Section.	Subsection (C) of this section sets forth lighting intensity standards noting that in general terms, acceptable lighting levels would provide one (1) foot-candle ground level overlap at doorways, one-half (½) foot- candle overlap at walkways and parking lots, and fall below one (1) foot-candle at the property line. The photometric plan provided on sheet LTG.1 shows lighting levels at some locations along the property lines exceed 1 foot candle.	Revise the plans to ensure lighting levels comply with this section of the SRMC.
	14.16.260 Noise Standards.		

Applicant Responses
Applicant Response
The Project is consistent with this section.
Containers will be placed at the curb in the staging area by 6:00 AM the day of collection.
Applicant will reach out to MSS to review details, but this should have no bearing on the Project moving forward to its Planning Commission Hearing and Approval.
Applicant Response
The Project is entitled to one Concession under State Density Bonus Law. Applicant requests a concession for the City's referenced similar mix and type requirements under SRMC 14.16.030 and CC Resolution 14890. See attached Updated Density Bonus Statement
Applicant Response
N/A
Applicant Response
The Project will comply with SRMC 14.16.170. The Project is consistent. Please make this a condition of approval prior to Building Permit.

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	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
5	The project is <u>consistent</u> with this Section.	A Noise and Vibration Analysis prepared by Illingworth and Rodkin, dated April 4th, 2025, was submitted with the application. The analysis includes recommended design measures to incorporate into the project design to address noise. Please note that a peer review of this study will be conducted in conjunction with the CEQA analysis.	None.
14.16.277 Use of City Sidewalks and Rights-of-Way for Outdoor Eating Areas.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
6	Additional information needed to verify consistency.	Project plans show renderings depicting outdoor eating areas associated with the ground floor commercial space.	Following our June 16, 2025 discussion, we understand a restaurant is being considered for the commercial space. Please keep us updated on the commercial space's evolving use.
14.16.307 Solar installations.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
7	Additional information needed to verify consistency.	Sheet A2.9 of the project plans shows potential location for solar ready area covering approximately 15% of the roof.	Confirm the intent for installation of solar Infrastructure.
14.16.320 Swimming pools, hot tubs, and other mechanical equipment.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
8	The project is <u>consistent</u> with this Section.	Mechanical equipment is located on the roof and is screened by a parapet. As noted in the noise analysis, the rooftop parapet wall and building structure itself would provide more than 10 decibels of noise reduction. Noise from HVAC equipment on the rooftop is expected to be below ambient noise levels at the adjacent residences and will not exceed the municipal code noise limits.	None.
14.16.370 Water-efficient landscape.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
9	Additional information needed to verify consistency.	Due to lack of information, consistency with this regulation cannot be confirmed.	To verify compliance with this section, please provide additional information regarding water efficient landscape requirements. Note that MMWD staff in a memorandum dated February 19, 2025 provided additional information related to landscaping (Attachment E, Exhibit iii).
Table A-2: Chapter 14.17 — Performance Standards			
14.17.110 Outdoor Eating Areas Proposed in Conjunction with Food Service Establishments.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
10	Additional information needed to verify consistency.	Project plans show renderings depicting outdoor eating areas associated with the ground floor commercial space.	Following our June 16, 2025 discussion, we understand a restaurant is being considered for the commercial space. Please keep us updated on the commercial space's evolving use.

Applicant Response
N/A
Applicant Response
The renderings depicting outdoor eating areas are for illustrative purposes only. The Project is not currently proposing a specific use for this retail space. No encroachment permit is being requested. The Project is Consistent.
Applicant Response
The Project is consistent as it will comply with the applicable solar requirements per SRMC section 14.16.307, Title 24 and/or CalGreen standards. No further action is required.
Applicant Response
N/A
Applicant Response
The Project will comply with SRMC 14.16.370 Water-efficient landscape standards. Therefore, the Project is consistent.
Applicant Response
The renderings depicting outdoor eating areas are for illustrative purposes only. The Project is not currently proposing a specific use for this retail space. No encroachment permit is being requested. The Project is consistent.

Table A-3: Chapter 14.18 — Parking Standards			
14.18.050 Off-Street Loading and Unloading.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
11	The project is <u>inconsistent</u> with this Section.	Subsection (A) of this section specifies that loading areas shall be off street. The loading area for the 4,000 square foot retail/service establishment is provided within the public right of way, which does not comply with this requirement.	Per Division 3.1 of the DTFBC, on-site loading is not mandatory. Should you desire a loading space, plans must be revised to either move it off-street or eliminate the loading area from the public right-of-way.
12		Subsection (C) of this section requires loading areas to provide adequate driveways, turning and maneuvering areas for access and usability, and access to a public street or alley.	If an off-street loading space is provided, also provide a turning and maneuvering diagram demonstrating provisions for adequate access and usability.
14.18.090 Bicycle Parking.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
13	The project is <u>inconsistent</u> with this Section.	Subsection (E) of this section provides design specifications for short- and long- term bicycle parking. As currently proposed, bicycle parking within the ground-level garage and basement garage does not meet the following specific design requirements of this subsection. • (E)(4) requires at least ten inches clearance (10") to walls or other obstructions. Bicycle racks are abutting the wall, which does not meet the 10" clearance requirement. • (E)(5) requires an aisle or other space to be provided for bicycles to enter and leave the facility. The aisle is required to be at least five feet (5') wide to the front or rear of a standard six-foot (6') bicycle parked in a facility. As currently proposed, aisles would be obstructed by parked cars and other bicycles. • (E)(6) requires that bicycle and auto parking areas be separated by a physical barrier or sufficient distance to protect parked bicycles from damage by cars. As currently proposed, there is no physical or spatial separation between cars and bicycles.	Revise the plans to meet the design standards for bicycle parking. This could involve exploring more efficient configurations such as additional parking stackers, compact spaces, or dedicated bicycle rooms. We understand, based on our June 16, 2025, discussion, that the current bicycle parking setup has been successful and desirable in prior multi-family residential developments. Although these specific spaces might not fully satisfy the required bicycle parking count, the staff report will acknowledge the project's provision of this amenity.
14.18.100 Parking Space Dimensions.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
14	The project is <u>consistent</u> with this Section.	This section specifies parking space dimensions for standard and compact parking stalls. All parking spaces measure 8.5 feet by 18 feet.	Though not currently proposed, incorporating compact parking spaces would more efficiently utilize the area. This efficiency may provide opportunities for a "bicycle room or other bicycle areas, ensuring compliance with SRMC requirements and consistency with Mobility- related General Plan policies."
14.18.120 Tandem Parking Prohibition			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
15	The project is <u>consistent</u> with this Section.	The project does not propose tandem parking. As provided in Subsection (F) tandem parking is permitted as part of a mechanical or automated parking system. The project includes an option to utilize parking stackers, which would be exempt from this prohibition.	None.

Applicant Response
The loading area is an illustrative suggestion on the plans. It is to-be-determined with DPW at building permit. The Project is consistent.
Off-street loading space is not proposed. Please deem the Project consistent.
Applicant Response
The Project is consistent through State Density Bonus Waiver of the City's bicycle parking standards under SRMC 14.18.090. Please see attached updated Density Bonus Statement.
On a voluntary basis, we are still volunteering to provide the existing proposed bike parking spaces at the front of the vehicle parking spaces.
Applicant Response
The Project is consistent with this code section. We will not be making revisions to the parking spaces at this time.
Applicant Response
N/A

14.18.130 Parking Facility Dimensions and Design			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
16	The project is <u>consistent</u> with this Section.	The project meets all dimension standards listed in this Section.	None.
14.18.140 Access to the Public Right-of-Way.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
17	The project is <u>inconsistent</u> with this Section.	Subsection (A) of this section requires driveways serving residential uses with more than 25 vehicle parking spaces to be a minimum of 24 feet wide. As currently proposed, the project driveway on A Street is 20 feet wide.	Revise the driveway width to meet the 24- foot width requirement.
18	Additional information needed to verify consistency.	Subsection (C) of this section specifies that driveway grades are subject to review and determination by the city engineer, noting that the maximum driveway grade typically allowed is eighteen percent (18%).	Confirm the driveway grade leading from the garage to the basement garage.
14.18.200 Location of Parking and Maneuvering Areas.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
19	The project is <u>consistent</u> with this Section.	All parking and maneuvering areas are located outside of required yards and within the garage and basement garage.	None.
14.18.220 On-site and Remote Parking.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
20	The project is <u>consistent</u> with this Section.	All off-street parking located onsite, as required	None.
Table A-4: Chapter 14.25 — Environmental and Design Review Permits			
14.25.030 Application.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
21	The project is <u>consistent</u> with this Section.	Subsection (B)(8) provides that a phasing plan (if proposed) should be included as part of the Environmental and Design Review Permit application. The Traffic Analysis prepared by AMG indicates that there are multiple phases of the project.	Following our June 16, 2025 meeting, we understand that no subsequent phases are proposed. As discussed, a peer review of the traffic study will be conducted. Concurrent with addressing any comments provided through the peer review process, we will also request that the Traffic Analysis be modified to remove reference to project phasing.
14.25.050 Review Criteria.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
22	The project <u>may be inconsistent</u> with this Section. Additional information needed.	Subsection (E)(1) specifies that review of an Environmental and Design Review Permit includes views that should be preserved or enhanced from the public street, including respecting views of St. Raphael's Church which is located north of the project site at the terminus of A St.	To better understand the new building's visual impact, update the rendering on Sheet A3.8 to show its relationship with St. Raphael's Church. Also, include additional renderings from key adjacent public rights- of-way to fully illustrate its appearance relative to the Church.

Applicant Response
N/A
Applicant Response
The Project will comply with the minimum 24 feet wide driveway standard - The Project is consistent.
Applicant Response
The driveway grade leading from the garage to the basement garage will comply with the 18% maximum. The Project is consistent.
Applicant Response
N/A
Applicant Response
N/A
Applicant Response
No subsequent phases are proposed. The Traffic Analysis has been revised accordingly (see attached updated AMG Traffic Analysis). The Project is consistent.
Applicant Response
This is not an objective development standard. Furthermore, the proposed building is within the property line and therefore does not obstruct the view of St. Raphael's Church. The Project is consistent.

DOWNTOWN SAN RAFAEL PRECISE PLAN, CHAPTER 9 DTFBC CONSISTENCY REVIEW COMMENTS			
Table B-1: 2.3.050 T5 Neighborhood Development Standards			
C. Building Placement (Setback)			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
23	The project is <u>consistent</u> with this Section.	None.	None.
C. Building Placement (Civic Space)			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
24	The project is <u>consistent</u> with this Section through use of a waiver under State Density Bonus Law.	The site size is 28,667 square feet and therefore the project is required to provide a minimum of 200 square feet of civic space. As currently proposed, the project does not include any civic space and a waiver from the requirements of this Section has been requested.	Consider incorporating civic space into the project to achieve consistency with this regulation, General Plan Policy NH-1.6 related to the public realm, and Policy PROS-1.11 related to urban parks and plazas. Following our June 16, 2025 discussion, we understand that your team will explore options for incorporating a 200 square-foot civic space.
E. Building Form and Maximum Envelope (Overall Building Height)			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
25	The project is <u>consistent</u> with this Section through use of a waiver under State Density Bonus Law.	The overall height maximum permitted is 70' whereas 88.5' is proposed. The maximum top plate height is 65' whereas 83' 8" is proposed. A waiver from the requirements of this Section has been requested.	None.
E. Building Form and Maximum Envelope (Stepbacks)			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
26	The project is <u>consistent</u> with this Section through use of a waiver under State Density Bonus Law.	This Section requires a minimum 10' front, side street, and rear stepbacks for buildings above 45'. The project does not include any stepbacks and a waiver from the requirements of this Section has been requested.	None.
E. Building Form and Maximum Envelope (Ground Floor Standards)			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
27	The project is <u>inconsistent</u> with this Section.	This section requires a minimum 12" ground floor finish level for residential developments while non-residential may be flush with the sidewalk. As currently proposed, the entrance to the residential lobby does not meet the 12" minimum ground floor finish level.	Revise the plans to elevate the residential lobby entrance to be a minimum of 12" (see note 'P' and the corresponding diagram on Page 269 of the DFBC).
H. Parking (Required Spaces for New Buildings)			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action

Applicant Response
N/A
Applicant Response
The Project is consistent through Density Bonus Waiver. Please see attached updated Density Bonus Statement.
Applicant Response
N/A
Applicant Response
N/A
Applicant Response
The Project is in compliance and consistent with the code due to DTFBC 2.3.050.E - Note 6, which states common entries may be set at grade in compliance with local and federal accessibility standards.
Applicant Response

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28	The project is <u>inconsistent</u> with this Section.	This section states that the off-street parking requirement is waived for up to 1.0 FAR of the total square footage of buildings located within the Downtown parking District. For buildings square footage above 1.0 FAR and for all residential uses off- street parking shall be provided.	FAR waivers under this section do not apply to the residential portion of the project. Please revise the parking calculations to be consistent with this section.
H. Parking (Setback)			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
29	The project is <u>consistent</u> with this Section.	This section establishes a 0' setback for subterranean parking. All parking is provided within an enclosed structure and is therefore does not require setbacks.	None.
H. Parking (Driveway)			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
30	The project is <u>inconsistent</u> with this Section.	This section sets a maximum width of 14' for the curb cut. The curb cut on A Street exceeds the maximum width.	Revise plans to comply with maximum width standards.
Table B-2: Division 3.1 Site Standards			
3.1.020 Screening			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
31	Additional information needed to verify consistency.	Table 3.1.0202.A Maximum Screening Height of this Division sets a maximum 9' height for freestanding walls. Sheet A3.4 (East Elevation) and Sheet A3.5 (North Elevation) of the project plans appear to show a retaining wall in a dark gray color. Based on our review of the site plan and other information, we are not entirely clear whether this is part of the structure, or a freestanding wall.	Provide additional information to confirm compliance with this Division.
32	The project is <u>consistent</u> with this Section.	Related to mechanical equipment screening, this section states that roof- mounted equipment shall be screened by building parapets or other architectural elements in the building's architecture style. Roof-mounted equipment is proposed to be screened by the building's parapet.	None.
3.1.030 Landscaping and Lighting			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action

Pursuant to Cal. Gov. Assembly Bill AB2097, the Project has no parking requirement and is therefore consistent.
On a voluntary basis, the Project will continue to provide the voluntary parking spaces as shown in the plans.
Applicant Response
N/A
Applicant Response
This is in contradiction with code referenced in comment #17 above. Driveway curb cut shall be 24' wide per response to comment #17. The Project is consistent.
We assume this to be a typo in the code which was meant to be consistent with the 24'-wide driveway requirement. Obviously, 14' is not wide enough for 2-way traffic.
Applicant Response
The Project is consistent with the code because the wall noted in this comment is the wall of the building and not a freestanding retaining or screening wall. See building sections on sheet A3.1 for further illustration of how this wall is oriented.
N/A
Applicant Response

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33	The project is <u>consistent</u> with this Section.	The project appears to meet the landscape design standards set forth in this Section. Note that standard conditions of approval related to landscaping will apply to the project.	None.
3.1.040 Parking and Loading			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
34	The project is <u>consistent</u> with this Section.	General parking standards, required number of parking spaces in form-based zones states that parking systems that stack individual vehicles are counted as three spaces for every horizontal space. This provides an opportunity to reconfigure the parking area to accommodate bicycle parking.	Consider incorporating additional stacked parking to more efficiently utilize the space. This efficiency may provide opportunities for a bicycle room or other bicycle areas, achieving compliance with SRMC requirements and consistency with Mobility- related General Plan policies.
35	The project is <u>inconsistent</u> with this Section.	Table 3.1.040.A Required Carshare Parking Spaces of this Division requires residential projects of 101 or more units to provide 2 carshare parking spaces. As currently proposed, no carshare parking spaces are identified on the project plans.	Revise the plans to show the location of 2 car sharing parking spaces.
Table B-3: Division 3.2 Massing and Façade Articulation Standards			
3.2.030 Tripartite Façade Articulation (C. Standards)			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
36	The project is <u>consistent</u> with this Section.	The design appears to comply with this Division, which requires buildings to be designed with a ground floor/distinct base, "middle, and top. As proposed, the ground floor/base contains the lobby, restaurant, and garage entrance, the middle contains levels 2 and 3 with residential units, and the top contains residential units on levels 4-8 (See Sheet A3.2 to A3.5). There are opportunities to further improve the project's tripartite articulation, including by: • Creating a stronger transition between the base and the middle • Increasing visual interest of the middle section, such as through additional window or balcony detailing or the addition of awnings. • Creating a more deliberate top, such as through use of a more substantial overhang."	Consider the design recommendations and explore other ways to build upon the project's tripartite façade articulation.
3.2.040 Massing and Composition			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
37	The project is <u>consistent</u> with this Section.	The project utilizes various architectural elements that make the building appear as multiple buildings. The architecture expresses orderly symmetrical composition. This is achieved through the use of physical recesses, projections, symmetrical window configuration, and support columns to create bays.	None.
3.2.050 Corner Elements			

N/A
Applicant Response
The Project is consistent with this section. We will not be making revisions to the parking at this time.
The Project has zero parking requirement per AB 2097, therefore carshare parking space requirement is also zero. The Project consistent.
Applicant Response
The Project is consistent with this section. We will not be making revisions to the tripartite facade at this time.
Applicant Response
N/A

	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
38	The project is <u>consistent</u> with this Section.	The project includes a 4,000 square foot commercial space that serves as a corner element, giving visual importance to the corner and enhancing the public realm.	None.
Table B-4: Division 3.3. Frontage Standards			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
39	The project <u>may be inconsistent</u> with this Section. Additional information needed.	Division 3.3 of the DTFBC provides a variety of frontage types permissible for each zone. In the T5N 50/70 Open zone, permitted frontage types include Porch Projecting (3.3.030), Porch Engaged (3.3.040), Dooryard (3.3.050), Stoop (3.3.060), Forecourt (3.3.070), Shopfront (3.3.090), Terrace (3.3.100), and Gallery (3.3.110). As currently proposed, it appears that the project incorporates the Shopfront frontage type at the southwest corner of the building (commercial space). It is unclear what frontage type is intended for the remaining A Street and 3rd Street frontages.	Provide additional details on the frontage types proposed. Note that each frontage type provides objective standards, such as finish levels above the sidewalk, depth of entries, ground floor glazing, etc.
GENERAL PLAN CONSISTENCY REVIEW COMMENTS			
Table C-1: Land Use Element Policy Analysis			
Policy LU-1.3: Land Use and Climate Change Focus future housing and commercial development in areas where alternatives to driving are most viable and shorter trip lengths are possible, especially around transit stations, near services, and on sites with frequent bus service. This can reduce the greenhouse gas emissions associated with motor vehicle trips and support the City's climate action goals.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
40	The project is <u>partially consistent</u> with this Policy.	With 131 residential units located approximately 0.3 miles from the Downtown SMART station, the project ideally positions housing for viable transportation alternatives. Despite this, the current bicycle parking design and capacity do not maximize support of alternative modes, thereby falling short of fully advancing the City's climate action goals.	Explore options for revising the amount and design of bicycle parking.
Policy LU-1.8: Density of Residential Development Use the density ranges in the Land Use Element to determine the number of housing units allowed on properties within the Planning Area.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action

Applicant Response
N/A
Applicant Response
The main facade of the building facing the street is Shopfront (storefront window system). The Project is consistent.
Applicant Response
The Project is consistent through State Density Bonus Waiver. See attached updated Density Bonus Statement.
Applicant Response

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41	The project is <u>consistent</u> with this Policy.	The project proposes 131 residential units on approximately 0.65-acres, representing a residential density of approximately 201 units/acre. The site is designated Downtown Mixed Use in the General Plan, which does not establish a residential density limit.	None.
Policy LU-2.2: Mixed Use Development Encourage mixed-use development (combining housing and commercial uses) in Downtown San Rafael and on commercially designated properties elsewhere in the city. Mixed-use development should enhance its surroundings and be compatible with adjacent properties.			
Consistency Review		Consideration Factors and Notes	Requested / Recommended Action
42	The project is <u>consistent</u> with this Policy.	The project includes an approximately "4,000 square foot commercial space on the ground floor. Although the specific type of use for this space is not yet know, the T5N- O 50/70 zoning district permits and conditionally permits a variety of uses that would enhance and are compatible with adjacent properties."	None.
Policy LU-2.3: Neighborhood-Serving Commercial Uses Encourage the retention and improvement of neighborhood-serving retail stores and services. In the event such spaces become vacant, consider other activities that reinforce their role as neighborhood centers. Neighborhood-serving commercial areas should reinforce the City's goal of reducing greenhouse gas emissions and traffic congestion by providing walkable, bikeable services and shopping close to residents.			
Consistency Review		Consideration Factors and Notes	Requested / Recommended Action
43	The project <u>may be consistent</u> with this Policy.	As stated above, the project includes an approximately 4,000 square foot commercial space.	Following our June 16, 2025 discussion, we understand a restaurant is being considered for the commercial space. Please keep us updated on the commercial space's evolving use. If a restaurant is proposed, consider alternatives to use of natural gas kitchen to reinforce the City's goals of reducing greenhouse gas emissions.
Table C-2: Neighborhoods Element Policy Analysis			
Policy NH-1.1: A Thriving Downtown Sustain and improve Downtown San Rafael as a safe, attractive, convenient, well-maintained place to visit, shop, recreate, work, and live. Program NH-1.1A: Downtown Precise Plan and Form Based Code. Implement the Downtown Precise Plan and Form Based Code to strengthen the identity of Downtown districts and guide new development and investment.			
Consistency Review		Consideration Factors and Notes	Requested / Recommended Action
44	The project <u>may be consistent</u> with this Policy. Address DTFBC inconsistencies.	The project implements the Downtown "Precise Plan and Form-Based Code in that it provides a mixed-use development with the City's Downtown. Modifications to the project as specified in this Consistency Analysis will ensure the project is consistent with this Policy."	Address inconsistencies with the DTFBC as specified in this Consistency Analysis.
Policy NH-1.3: Downtown Housing Support Downtown's continued growth as a mixed-use neighborhood and quality residential environment. New housing should include a mix of affordable and market-rate units, including expanded resources for unsheltered persons and extremely low-income households. Housing should take advantage of Downtown's amenities and views and contribute to its character as a dynamic neighborhood.			
Consistency Review		Consideration Factors and Notes	Requested / Recommended Action

N/A
Applicant Response
N/A
Applicant Response
The use of natural gas is not proposed in the commercial space. The Project is consistent.
Applicant Response
Project is Consistent with DTFBC based on the above responses
Applicant Response

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45	The project is <u>consistent</u> with this Policy.	The project includes development of 131 residential units, including a mix of affordable and market-rate units as well as a 4,000 square foot commercial space, thereby supporting the continued growth of Downtown as a mixed-use neighborhood and quality residential environment.	None.
Policy NH-1.6: Public Realm Improve the quality and usefulness of public space Downtown, including streets, sidewalks, alleys, plazas, parks, and other civic spaces. Public investments in these spaces should be directed in a way that supports Downtown development. Downtown public space should be safe, comfortable, and well-maintained.			
Consistency Review		Consideration Factors and Notes	Requested / Recommended Action
46	The project is <u>inconsistent</u> with this Policy.	The project does not include civic space and therefore does not contribute to improving the quality and usefulness of public space Downtown.	Following our June 16, 2025 discussion, we understand that your team will explore options for incorporating civic space.
Policy NH-1.7: Context-Sensitive Design Ensure that new construction and redevelopment is sensitive to Downtown's existing context, with thoughtful transitions to established neighborhoods and retention of important historic buildings and building elements. As Downtown grows, it should retain its sense of history and authenticity			
Consistency Review		Consideration Factors and Notes	Requested / Recommended Action
47	The project <u>may be inconsistent</u> with this Policy. Address DTFBC inconsistencies.	Overall, the project design appears to be sensitive to Downtown's existing context, however, modifications to the project to achieve consistency with the DTFBC are needed.	Address inconsistencies with the DTFBC as specified in this Consistency Analysis.
Policy NH-1.10: Downtown Circulation Provide a safe, well-connected transportation network that efficiently serves all modes of travel. This network should promote safety for all travelers and create a street network that is safer and more comfortable for pedestrians.			
Consistency Review		Consideration Factors and Notes	Requested / Recommended Action
48	The project <u>may be inconsistent</u> with this Policy. Address SRMC and DTFBC inconsistencies.	The project is inconsistent with some circulation-related regulations.	Address inconsistencies with the SRMC and DTFBC as specified in this Consistency Analysis.
Policy NH-1.11: Parking Pursue creative solutions to meeting Downtown parking needs without losing the sense of the area as a pedestrian-oriented district. These solutions should include better management of the existing parking supply, additional private parking (including spaces available for public use) in high-demand areas such as the transit center vicinity, more efficiently designed parking structures, and improved signage and visibility of public parking facilities.			
Consistency Review		Consideration Factors and Notes	Requested / Recommended Action
49	The project <u>may be inconsistent</u> with this Policy.	As specified in this Consistency Analysis, there are several ways to more efficiently design the proposed parking garage, such as through incorporation of compact spaces and additional parking stackers.	Consider incorporating compact spaces and additional parking stackers to more efficiently utilize the parking area.
Table C-3: Community Design and Preservation Element Policy Analysis			
Policy CDP-1.5: Views Respect and enhance to the greatest extent possible, views to the Bay and its islands; wetlands, marinas, and canal waterfront; hillsides and ridgelines; Mt. Tamalpais; Marin Civic Center; and St. Raphael's bell tower; as seen from streets, parks, and public pathways.			
Consistency Review		Consideration Factors and Notes	Requested / Recommended Action

N/A
Applicant Response
The Project is consistent through Density Bonus Waiver. Please see attached updated Density Bonus Statement.
Applicant Response
Project is Consistent with DTFBC based on the above responses
Applicant Response
Project is Consistent with DTFBC based on these responses
Applicant Response
This is not an objective standard. We will not be making revisions to the parking spaces at this time. The Project is consistent.
Applicant Response

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50	Additional information needed to verify consistency.	As detailed previously, St. Raphael's is located approximately 0.2 mile north of the project site at the terminus of A Street.	Update the rendering on Sheet A3.8 as directed above.
Policy CDP-2.2: Downtown Urban Design Enhance the design qualities that make Downtown San Rafael a unique and special place, including its traditional street grid, street trees, walkable scale, historic building stock, and varied architecture.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
51	The project is <u>consistent</u> with this Policy.	The project will maintain the existing street grid pattern, will plant additional street trees along both project frontages, and will create a walkable scale through incorporation of a ground floor activating commercial space and large windows that create transparency and contribute to an engaging streetscape.	None.
Policy CDP-3.5: Street Trees Encourage the planting and maintenance of street trees to reduce urban heat island effects, sequester carbon, improve air quality, absorb runoff and wind, define neighborhoods, and improve the appearance and character of city streets.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
52	The project is <u>consistent</u> with this Policy.	The project includes the removal of 18 trees, including 8 street trees. The project will increase the number of street trees as it includes the planting of 6 red maple trees along A Street and 6 Brisbane box trees along 3rd Street.	None.
Policy CDP-4.6: Open Space in Multi-Family Housing Require private outdoor areas such as decks and patios, as well as common open space areas, in new multi-family development and mixed use housing. Common open space may include recreation facilities, gathering places, and site amenities such as picnic and play areas.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
53	The project is <u>consistent</u> with this Policy.	The project includes common open space areas for residents including a podium courtyard containing lounge furniture and recreational amenities on the 2nd floor and a roof deck with lounge furniture and indoor amenity space on the 8th floor.	None.
Policy CDP-4.9: Parking and Driveways Encourage parking and circulation design that supports pedestrian movement and ensures the safety of all travelers, including locating parking to the side or rear of buildings, limiting driveway cuts and widths, and minimizing large expanses of pavement. Parking should be screened from the street by landscaping and should provide easy access to building entrances.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
54	The project is <u>inconsistent</u> with this Policy. Address DTFBC inconsistencies.	As detailed above, section 2.3.050(H) of the DTFBC sets a maximum width of 14' for curb cuts whereas the project proposes a 20' wide curb cut.	Address inconsistencies with the DTFBC as specified in this Consistency Analysis.
Policy CDP-4.11: Lighting Encourage lighting for safety and security while preventing excessive light spillover and glare. Lighting should complement building and landscape design.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action

This is not an objective development standard. Furthermore, the proposed building is within the property line and therefore does not obstruct the view of St. Raphael's Church. The Project is consistent.
Applicant Response
N/A
Applicant Response
N/A
Applicant Response
N/A
Applicant Response
Project is Consistent with DTFBC based on the above responses
Applicant Response

55	The project is <u>inconsistent</u> with this Policy. Address SRMC inconsistencies.	As detailed above, some locations along the property lines exceed 1 foot candle lighting intensity limit set forth in Section 14.16.227 of the SRMC.	Address inconsistencies with the SRMC as specified in this Consistency Analysis.
Table C-4: Conservation and Climate Change Element Policy Analysis			
Policy C-2.4: Particulate Matter Pollution Reduction Promote the reduction of particulate matter from roads, parking lots, construction sites, agricultural lands, wildfires, and other sources. Program C-2.4A: Particulate Matter Exposure. Through development review, require that Best Available Control Technology			
(BACT) measures (such as setbacks, landscaping, paving, soil and dust management, and parking lot street sweeping) are used to protect sensitive receptors from particulate matter. This should include control of construction-related dust and truck emissions as well as long-term impacts associated with project operations. Where appropriate, health risk assessments may be required to evaluate risks and determine appropriate mitigation measures.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
56	Additional information needed to verify consistency.	As detailed in the March 7, 2025 incompleteness letter, the proposed project includes demolition and a large amount of material transport to accommodate the below-grade parking area. These two factors exceed the Bay Area Air Quality Management District's (BAAQMD's) construction screening criteria and a detailed assessment of the project's criteria air pollutant and precursor emissions will be needed for the project.	Following our June 16, 2025 discussion we understand that a quantitative construction air quality analysis is in process.
Policy C-3.3: Low Impact Development Encourage construction and design methods that retain stormwater on-site and reduce runoff to storm drains and creeks. Program C-3.3A: Development Review. Provide guidance to developers, contractors and builders on the use of rain gardens, bioswales and bioretention facilities, permeable pavers, grass parking lots, and other measures to absorb stormwater and reduce runoff rates and volumes.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
57	Additional information needed to verify consistency.	Due to lack of information, consistency with this Policy cannot be confirmed.	To verify compliance with this Policy, provide additional information as requested in this Consistency Analysis.
Policy C-3.8: Water Conservation Encourage water conservation and increased use of recycled water in businesses, homes, and institutions. Local development and building standards shall require the efficient use of water. Program C-3.8D: Graywater and Rainwater. Encourage the installation of graywater and rainwater collection systems. Explore revisions to building codes that would facilitate such projects where obstacles currently exist			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
58	The project is <u>consistent</u> with this Policy.	As shown on Sheet C-3.0, the project includes rainwater harvest tanks.	None.
Policy C-3.9: Water-Efficient Landscaping Encourage—and where appropriate require—the use of vegetation and water-efficient landscaping that is naturalized to the San Francisco Bay region and compatible with water conservation, fire prevention and climate resilience goals.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
59	Additional information needed to verify consistency.	Due to lack of information, consistency with this Policy cannot be confirmed.	To verify compliance with this Policy, provide additional information as requested in this Consistency Analysis.

Project is Consistent with SRMC based on the above responses
Applicant Response
The Project construction does not have a significant impact on air quality - See air quality analysis. The Project is consistent.
Applicant Response
The Project complies with the applicable low impact development standards - see Stormwater Report. The Project is consistent.
Applicant Response
N/A
Applicant Response
The Project will comply with SRMC 14.16.370 Water-efficient landscape standards. The Project is consistent.

Table C-5: Parks, Recreation, and Open Space Element Policy Analysis		
Policy PROS-1.11: Urban Parks and Plazas Encourage the creation of small gathering places open to the public in Downtown San Rafael and other business districts, including plazas, green spaces, activated alleys, and similar features. Program PROS-1.11B: Activating Public Space. Work with cafes, restaurants, and other businesses to activate and maintain urban parks and plazas. This can provide 'eyes on the space,' create a sense of ownership, and facilitate economic vitality by providing space for outdoor dining and vending.		
Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
60	The project is <u>inconsistent</u> with this Policy.	The project does not include the required civic space and therefore does not encourage the creation of small gathering places open to the public in Downtown San Rafael.
		Following our June 16, 2025 discussion, we understand that your team will explore options for incorporating a 200 square-foot civic space.
Policy PROS-1.13: Recreational Facilities in Development Projects Encourage, and where appropriate require, the construction of on-site recreational facilities in multi-family, mixed use, and office projects to supplement the facilities available in City parks. Program PROS-1.13A: Onsite Recreation Facilities. Continue to implement zoning regulations that require appropriate recreational facilities for residents in new development. Program PROS-1.13B: Rooftop Open Space. Encourage the development of rooftop open space in higher density residential, mixed use, and commercial projects. Such spaces should be designed to minimize the potential for noise, privacy, and light impacts on nearby properties.		
Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
61	The project is <u>consistent</u> with this Policy.	The project includes common open space areas for residents including a podium courtyard containing lounge furniture and recreational amenities on the 2nd floor and a roof deck with lounge furniture and indoor amenity space on the 8th floor.
		None.
Table C-6: Safety and Resilience Element Policy Analysis		
Policy S-2.1: Seismic Safety of New Buildings Design and construct all new buildings to resist stresses produced by earthquakes. The minimum level of seismic design shall be in accordance with the most recently adopted building code as required by State law. Program S-2.1A: Seismic Design. Adopt and enforce State building codes which ensure that new or altered structures meet the minimum seismic standards set by State law. State codes may be amended as needed to reflect local conditions. Program S-2.1B: Geotechnical Review. Continue to require soil and geologic hazard studies and peer review for proposed development as set forth in the City's Geotechnical Review Matrix (See Appendix F and text box at right). These studies should determine the extent of geotechnical hazards, optimum design for structures and the suitability and feasibility of proposed development for its location, the need for special structural requirements, and measures to mitigate any identified hazards. Periodically review and update the Geotechnical Review Matrix to ensure that it supports and implements the Local Hazard Mitigation Plan by identifying potentially hazardous areas. Consider removing the procedures from the General Plan and instead adopting them as part of the Zoning Ordinance or through a separate resolution.		
Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
62	The project is <u>consistent</u> with this Policy.	A Geotechnical Feasibility Study dated February 17, 2025 was provided with the project application. Please note that a peer review of this study will be required.
		None.
Table C-7: Noise Element Policy Analysis		

Applicant Response
The Project is consistent through Density Bonus Waiver. Please see attached updated Density Bonus Statement.
Applicant Response
N/A
Applicant Response
N/A

	Policy N-1.1: Land Use Compatibility Standards for Noise Protect people from excessive noise by applying noise standards in land use decisions. The Land Use Compatibility standards in Table 9- 2 are adopted by reference as part of this General Plan and shall be applied in the determination of appropriate land uses in different ambient noise environments. • Program N-1.1A: Residential Noise Standards. Maintain a maximum noise standard of 70 Ldn DB for backyards, decks, and common/usable outdoor spaces in residential and mixed use areas. . As required by Title 24 insulation requirements, interior noise levels shall not exceed 45 Ldn in all habitable rooms in residential units.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
63	The project is <u>consistent</u> with this Policy.	A Noise and Vibration Analysis prepared by Illingworth and Rodkin, dated April 4th, 2025, was submitted with the application. The analysis includes recommended design measures to incorporate into the project design to address noise. Please note that a peer review of this study will be required.	None.
	Policy N-1.2: Maintaining Acceptable Noise Levels Use the following performance standards to maintain an acceptable noise environment in San Rafael: a) New development shall not increase noise levels by more than 3 dB Ldn in a residential area, or by more than 5 dB Ldn in a non- residential area. b) New development shall not cause noise levels to increase above the "normally acceptable" levels shown in Table 9-2. c) For larger projects, the noise levels in (a) and (b) should include any noise that would be generated by additional traffic associated with the new development. d) Projects that exceed the thresholds above may be permitted if an acoustical study determines that there are mitigating circumstances (such as higher existing noise levels) and nearby uses will not be adversely affected. • Program N-1.2A: Acoustical Study Requirements. Require acoustical studies for new single family residential projects within the projected 60 dB Ldn noise contour and for multi-family or mixed use projects within the projected 65 dB Ldn contour (see Figure 9-2). The studies should include projected noise from additional traffic, noise associated with the project itself, and cumulative noise resulting from other approved projects. Mitigation measures should be identified to ensure that noise levels remain at acceptable		
	levels.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
64	The project is <u>consistent</u> with this Policy.	A Noise and Vibration Analysis prepared by Illingworth and Rodkin, dated April 4th, 2025, was submitted with the application. The analysis reviews the project against the performance standards of this Policy, and where needed, identifies design measures to ensure noise levels remain at acceptable levels. Please note that a peer review of this study will be required.	None.
	Policy N-1.11: Vibration Ensure that the potential for vibration is addressed when transportation, construction, and non-residential projects are proposed, and that measures are taken to mitigate potential impacts.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
65	The project is <u>consistent</u> with this Policy.	A Noise and Vibration Analysis prepared by Illingworth and Rodkin, dated April 4th, 2025, was submitted with the application. The analysis includes a discussion of the project's vibration impacts. Please note that a peer review of this study will be required.	None.

Applicant Response
N/A
Applicant Response
N/A
Applicant Response
N/A

Table C-8: Mobility Element Policy Analysis			
	Policy M-2.5: Traffic Level of Service Maintain traffic Level of Service (LOS) standards that ensure an efficient roadway network and provide a consistent basis for evaluating the transportation effects of proposed development projects on local roadways. These standards shall generally be based on the performance of signalized intersections during the AM and PM peak hours. Arterial LOS standards may be used in lieu of (or in addition to) intersection LOS standards in cases where intersection spacing and road design characteristics make arterial LOS a more reliable and effective tool for predicting future impacts.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
66	The project is <u>consistent</u> with this policy.	As detailed in the Traffic Analysis prepared for the project, though there are slight increases in delay at the study intersections under the existing plus project scenario, all five intersections will continue to operate at LOS C or better. Please note that a peer review of this study will be required.	None.
	Policy M-2.6: Traffic Mitigation Fees Collect impact fees for new development based on the expected number of trips a project will generate. Fees should be used to implement transportation improvements as directed by City Council resolution.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
67	The project is <u>consistent</u> with this policy.	As noted in a memorandum dated February 25, 2025 from the City of San Rafael Department of Public Works, payment of a traffic mitigation fee for net new AM and PM trips will be required (see Attachment E, Exhibit i).	None.
	Policy M-3.1: VMT Reduction Achieve State-mandated reductions in Vehicle Miles Traveled by requiring development and transportation projects to meet specific VMT metrics and implement VMT reduction measures.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
68	The project is <u>inconsistent</u> with this policy.	The project does not meet the bicycle parking design criteria outlined in the SRMC and requests a waiver to reduce the amount of bicycle parking required. The reduction in bicycle parking discourages rather than encourages non-vehicular travel.	Revise the project to provide the minimum bike parking required.
	Policy M-7.3: Parking Technology Use technology to improve parking efficiency and reduce the land area required to meet parking needs.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
69	The project is <u>consistent</u> with this Policy.	The project includes an option for parking stackers, which utilizes technology to improve parking efficiency by reducing the amount of land needed to meet parking requirements.	Consider incorporating additional parking stackers (see related comments).
	Policy M-7.8: Parking for Alternative Modes of Transportation Designate parking spaces to incentivize and encourage carpooling, electric vehicles, and other more sustainable modes of travel.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action

Applicant Response
N/A
Applicant Response
N/A
Applicant Response
The Project is consistent through State Density Bonus Waiver. See attached updated Density Bonus Statement.
Applicant Response
The Project is consistent with this section. We will not be making revisions to the amount of optional parking stackers at this time.
Applicant Response

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70	The project is <u>inconsistent</u> with this Policy.	The project does not include carshare parking as required by the DTFBC. Additionally, the project also does not include electric vehicle (EV) parking infrastructure required by the California Green Building Standards Code (CALGreen).	Revise plans to comply with carshare and EV parking requirements.
Table C-9: Community Services and Infrastructure Element Policy Analysis			
Policy CSI-4.2: Adequacy of City Infrastructure and Services As part of the development review process, require applicants to demonstrate that their projects can be adequately served by the City's infrastructure. All new infrastructure shall be planned and designed to meet the engineering and safety standards of the City as well as various local service and utility providers.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
71	The project is <u>consistent</u> with this Policy.	Information is under review by the San Rafael Sanitation District (SRSD).	Following our June 16, 2025 discussion you provided a copy of the SRSD Will Serve Application dated June 11, 2025. Please inform us of any updates provided by SRSD regarding sewer service for the project.
Table C-10: Community Services and Infrastructure Element Policy Analysis			
Policy CSI-4.2: Adequacy of City Infrastructure and Services As part of the development review process, require applicants to demonstrate that their projects can be adequately served by the City's infrastructure. All new infrastructure shall be planned and designed to meet the engineering and safety standards of the City as well as various local service and utility providers.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
72	Additional information needed to verify consistency.	The project is subject to compliance with regulations set forth by BASMAA and Marin County Stormwater Pollution Prevention (MCSTOPPP).	Following our June 16, 2025 discussion, it is our understanding that a stormwater report is in progress and will be provided to the City once complete.
Policy CSI-4.8: Potable Water Supply and Delivery Work with Marin Municipal Water District (MMWD) to meet projected water demand, encourage water conservation, and ensure the reliability and safety of the water supply and distribution system.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
73	The project is <u>consistent</u> with this Policy.	As stated in the MMWD memorandum dated February 19, 2025, construct of the new mixed-use building with 131 apartment units and a 4,000-square-foot retail space will not impair the District's ability to continue service to this property. However, the property's current annual water entitlement of 0.55 acre-feet will be insufficient for the proposed development. Therefore, the purchase of additional water entitlement will be required.	Per the MMWD memorandum, the project will be eligible for water service upon fulfillment of the requirements listed therein.
Policy CSI-4.9: Wastewater Facilities Ensure that wastewater collection, treatment and disposal infrastructure is regularly maintained and meets projected needs. Improvements should be programmed to meet state and federal standards, respond to sea level rise and seismic hazards, repair and replace aging or leaking pipes, and protect environmental quality.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action

The Project will comply with applicable CALGreen EV parking standards. The Project is consistent
Applicant Response
Acknowledged - Project is consistent.
Applicant Response
The Project is consistent and complies with applicable regulations set forth by BASMAA and Marin County Stormwater Pollution Prevention. See Stormwater Report.
Applicant Response
Acknowledged - The Project is consistent.
Applicant Response

74	Additional information needed to verify consistency.	Information is under review by the San Rafael Sanitation District (SRSD).	Following our June 16, 2025 discussion you provided a copy of the SRSD Will Serve Application dated June 11, 2025. Please inform us of any updates provided by SRSD regarding sewer service for the project.
Table C-11: Equity Diversity and Inclusion Element Policy Analysis			
Policy EDI-2.1: Neighborhood Design for Active Living Improve the design of San Rafael's neighborhoods to promote physical activity for all residents, including opportunities for safe walking and cycling, and walkable access to goods and services.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
75	The project is <u>partially consistent</u> with this Policy.	The project's location downtown, proximate to transit provides opportunities for walking and cycling. As currently proposed, the design and amount of bicycle parking is not fully consistent with this policy.	Consider recommended revisions to the parking area to provide opportunities to increase bicycle parking.
Table C-12: 2023-2031 Housing Element Policy Analysis			
Table 4.5 Downtown Mixed Use Sites With Capacity for 30 Units or More			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
76	The project is <u>consistent</u> with the Housing Element.	The project site is identified as a housing opportunity site.	None.
Policy H-3.5: Housing and Greenhouse Gas Emissions Design and locate new housing in a way that supports the city's greenhouse gas reduction goals. This includes building new housing near transit and in locations where it is easier to walk to shopping, restaurants, services, work, school, and other destinations. It also includes reducing the use of non-renewable fossil fuels through electrification, decreased natural gas use, energy efficiency, and tree planting.			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
77	Additional information needed to verify consistency.	The project locates new housing near transit in an area where it is easier to walk to goods, services, and other destinations. The potential for inclusion of solar infrastructure supports the use of decreased use of natural gas and energy efficiency.	Confirm intent for inclusion of solar infrastructure.
DOWNTOWN DESIGN GUIDELINES CONSISTENCY REVIEW COMMENTS			
Table D-1: "Good Design" Guidelines for Downtown			
General Guideline: Each project should have an internally consistent design vocabulary			
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action

This is not an objective standard. The Project will comply with SRSD standards. The Project is consistent.
Applicant Response
This is not an objective standard. The Project is consistent with the City's bicycle parking requirements through State Density Bonus Waiver. The Project is consistent.
Applicant Response
N/A
Applicant Response
This is not an objective standard. Nonetheless, The Project is consistent as it will comply with the applicable solar requirements per SRMC section 14.16.307, Title 24 and/or CalGreen standards. No further action is required.
Applicant Response

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78	The project is <u>consistent</u> with this Guideline.	The project expresses a relatively consistent design vocabulary using repetitive window and balcony modules, consistent material palette, vertical accent bands (terracotta color), and the use of landscaping on various levels. There are opportunities to further improve the project's design vocabulary, including by: - Increasing articulation and visual interest of entryways to create a stronger sense place - Strategically incorporating a secondary accent color or varying texture to add depth and further express visual hierarchy - Incorporating architectural elements to the roofline, such as a more prominent overhang - Incorporating public art	Consider the design recommendations and explore other ways to build upon the project's existing design vocabulary.
General Guideline: Forms and materials should express the building's design intent and context			
Consistency Review		Consideration Factors and Notes	Requested / Recommended Action
79	The project is <u>consistent</u> with this Guidelines.	The project effectively expresses the building's mixed-use design intent and context. The ground floor incorporates large windows which effectively communicate the intended commercial use of the ground floor while the building height and use of window and balcony modules clearly communicate the high-density residential use. Additionally, the incorporation of landscaping and lounge furnishings on the roof deck further communicates the intent to provide resident amenities. There are opportunities to further express the building's design intent and context including by: - Increasing articulation and visual interest of the lobby entrance (also see Table B-4: Division 3.3. Frontage Standards). - Increasing transparency of the leasing office and lobby on the west elevation to clearly communicate the intended use of the ground floor at this location. - Modifying the large expanse of wall shown on Sheet A3.4 (East Elevation) and A3.5 (North Elevation) to provide some visibility of the podium level amenity area.	Consider the design modifications and explore other ways to express the building's design intent and context.
General Guideline: Design strategies such as "base middle and top" are encouraged but not the sole design alternative			
Consistency Review		Consideration Factors and Notes	Requested / Recommended Action
80	The project is <u>consistent</u> with this Guideline.	See Section 3.2.030 Tripartite Façade Articulation (C. Standards) discussion above.	Consider the design recommendations detailed above and explore other ways to build upon the project's tripartite façade articulation.
General Guideline: Height and bulk can be mitigated by step backs, articulation, and use of different materials			
Consistency Review		Consideration Factors and Notes	Requested / Recommended Action

Project is Consistent with this section. We will not be making revisions to the Project's design vocabulary at this time
Applicant Response
Project is Consistent with this section. We will not be making revisions to the building's design intent and context at this time
Applicant Response
Project is Consistent with this section. We will not be making revisions to the building's tripartite Façade Articulation at this time
Applicant Response

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81	The project is <u>consistent</u> with this Guideline.	The project includes a request for a waiver from the stepback requirements of the DTFBC. While the project does not incorporate stepbacks to the degree specified in the DTFBC, it incorporates other architectural elements to mitigate the height and bulk including: - An approximately 4-foot landscaped stepback between levels 4 and 5 along the entire length of the west (A Street) and south (3rd Street) elevations, and along portions of the north and east elevations. The physical stepback and incorporated landscaping at this location reduce perceived bulk and height at the street level by physically reducing the vertical wall plane and visually breaking the mass of the building with greenery. - A roof deck to reduce massing at the building tallest point. - A consistent rhythm of windows and vertical accent bands. There are opportunities to further mitigate "the building's height and bulk including by: - Incorporating vertical accents on the north and east elevations. - Modifying the large expanse of wall along the north and east elevations to provide increased visibility of the podium level amenity area."	Consider the design recommendations and explore other ways to reduce the height and bulk of the building.	Project is Consistent with this section. We will not be making revisions to the building's stepbacks, articulation and materials at this time
General Guideline: Provide architectural interest such as strategic placement of forms and applied features and special treatment at corners especially at intersecting streets				
Consistency Review		Consideration Factors and Notes	Requested / Recommended Action	Applicant Response
82	The project is <u>consistent</u> with this Guideline.	The project includes a 4,000 square foot commercial space at the corner of A Street and 3rd Street.	None.	N/A
General Guideline: Maintain pedestrian scale, especially at the lower floors				
Consistency Review		Consideration Factors and Notes	Requested / Recommended Action	Applicant Response
83	The project is <u>consistent</u> with this Guideline.	The building maintains a pedestrian scale primarily through a well-defined podium base, large storefront windows, and multiple entrances. This directly engages the street and helps to create an active, pedestrian-scale frontage. The stepback between levels 4 and 5 mitigates the building's overall height and bulk, resulting in a pedestrian experience that is primarily defined by the more intimate scale of the building's foundational levels. There are opportunities to further enhance the pedestrian experience including by: - Increasing articulation and visual "interest of entryways to create a stronger sense place, particularly by increasing transparency of the leasing office and lobby on the west elevation - Incorporating public art - Incorporating living walls/vertical landscaping if feasible - Modifying the large expanse of wall along the north and east elevations to provide increased visibility of the podium level amenity area."	Consider the design recommendations and explore other ways to enhance the pedestrian experience.	The Project is consistent with this section. We will not be making any revisions to these items at this time

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	General Guideline: New building design may include high quality contemporary architecture.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
84	The project is <u>consistent</u> with this Guideline.	The project exhibits contemporary architecture through its clean lines, consistent material palette, and integration of varied forms. The repetitive fenestration pattern creates a cohesive rhythm across the facades and the use of stepbacks adds visual interest and depth, elevating the building beyond a simple monolithic structure. As provided in detail above, there are opportunities to further enhance the building's architectural design.	Consider the design modifications included in this document to further enhance the building's contemporary architectural design.
	General Guideline: Use landscape to humanize and frame the built environment.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
85	The project is <u>consistent</u> with this Guideline.	The project incorporates planters at various "levels, including in the stepback area between the 4th and 5th levels and on the rooftop. Incorporation of greenery softens the building's hard lines and integrates natural elements into the urban setting, resulting in visual breaks that reduce the building's mass and create an enhanced environment for pedestrians and residents. There are opportunities to further utilize landscape to humanize the built environment including by: • Incorporating living walls/vertical landscaping if feasible"	Consider the design modifications and explore other ways to increase landscaping onsite to humanize and frame the built environment.
	General Guideline: All mechanical equipment shall be screened and shall not project above its enclosure.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
86	The project is <u>consistent</u> with this Guideline.	All mechanical equipment is screened from view.	None.
	2nd/3rd Corridor & Lindaro: Reduce building mass along the boulevards with 3rd or 4th floor setbacks and at ground level corner entrances.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
87	The project is <u>consistent</u> with this Guideline.	The project includes a small stepback between the 4th and 5th levels which helps to reduce the building's mass along 3rd Street.	None.
	2nd/3rd Corridor & Lindaro: Use distinctive forms and detailing at corners particularly those facing oncoming traffic.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action
88	The project is <u>consistent</u> with this Guideline.	The project includes a 4,000 square foot commercial space at the corner of A Street and 3rd Street.	None.
	2nd/3rd Corridor & Lindaro: Enhance the boulevard, by providing continuous curbside planting strips and/or ample tree pockets with grates.		
	Consistency Review	Consideration Factors and Notes	Requested / Recommended Action

Applicant Response
The Project is consistent with this section. We will not be making any revisions to these items at this time
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Applicant Response
N/A
Applicant Response
N/A
Applicant Response
N/A
Applicant Response

89	The project is <u>consistent</u> with this Guideline.	The project includes removal 8 street trees, and installation of 12 street trees including 6 red maple trees along A Street and 6 Brisbane box trees along 3rd Street.	None.	N/A
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