

Introduction

San Rafael is a highly desirable place to live, work, or own a business because of its natural beauty, its central location in Marin County, and its proximity to San Francisco. The city's residential and commercial areas represent a great variety in land uses, from the intermingling of residential and commercial uses Downtown, to the more prevalent twentieth-century land use patterns separating residential and commercial uses. The City provides many advantages of urban living, while at the same time maintaining a hometown feeling in its residential neighborhoods and a distinctive downtown. Careful planning and community involvement regarding development in the City and the surrounding area preserves important physical features, such as ridgelines, hillsides and natural areas, while also providing for necessary services, employment and housing opportunities.

Land Use Benefits and Balance

Land use decisions in San Rafael are shaped by the community's desire to preserve and protect its natural resources, unique character, existing land use patterns, and quality of life. The nature and character of existing development and the desire for a continued strong local economy as well as existing and planned infrastructure capacity (including circulation, water, and energy) all influence planning for future land use. San Rafael's local planning efforts must also be responsive to regional and statewide planning agencies such as the Association of Bay Area Governments (ABAG), the Marin County Congestion Management Agency and the California Department of Transportation (Caltrans).

The amount and type of urban areas in San Rafael will remain essentially the same in 2020 as they are today. Very few vacant parcels remain; growth will occur principally through infill and redevelopment.

The community's desire for less commercial development, which will in turn require less additional housing, has resulted in 527,000 fewer square feet of commercial growth and 2.5 million fewer square feet of industrial/office development than projected under the previous *General Plan 2000*.

S a n R a f a e l ' s L a n d U s e C h a n g e s a n d S u c c e s s e s

San Rafael has undergone many changes over the last several decades; here are some of the most notable:

Our Vision of Downtown San Rafael led to the revitalization of Downtown, including new high quality buildings, redevelopment of underutilized and vacant lands, entertainment venues, and the construction of hundreds of new homes. San Rafael's Transportation Center has become a major transit hub for buses and other transportation in Marin County.

Vision North San Rafael resulted in a planning guide north of Puerto Suello for development of a promenade for bicycles and pedestrians, a new entryway on Freitas, neighborhood-serving improvements at the Northgate shopping areas, and new housing.

Large retailers and auto dealers increased sales tax revenue for the City, and occupy prominent locations along the Highway 101 corridor.

Expansion of prominent land uses in San Rafael, such as the educational institutions of Dominican University and Marin Academy; the Montecito shopping center, Northgate Mall, and Northgate One benefited the community.

Improvements to many parks in San Rafael, including Jean and John Starkweather Shoreline Park along San Rafael Bay, which provides recreational uses along the waterfront and increases the number of recreational opportunities for residents. Historic buildings have been identified and protected, including the Rafael Theatre, the Falkirk mansion, and the Frank Lloyd Wright-designed Marin County Civic Center Administration building.

The policies of this Element guide future change to fit the desired character of San Rafael, preserve the City's historic qualities and natural environment, serve community needs, sustain the local economy, and enhance the quality of life. San Rafael's land use policies balance the different desires of San Rafael's residents. The policies are based on the belief that clear direction will result in decisions and changes that carry on San Rafael's sense of place – a place people are proud to call 'home.'

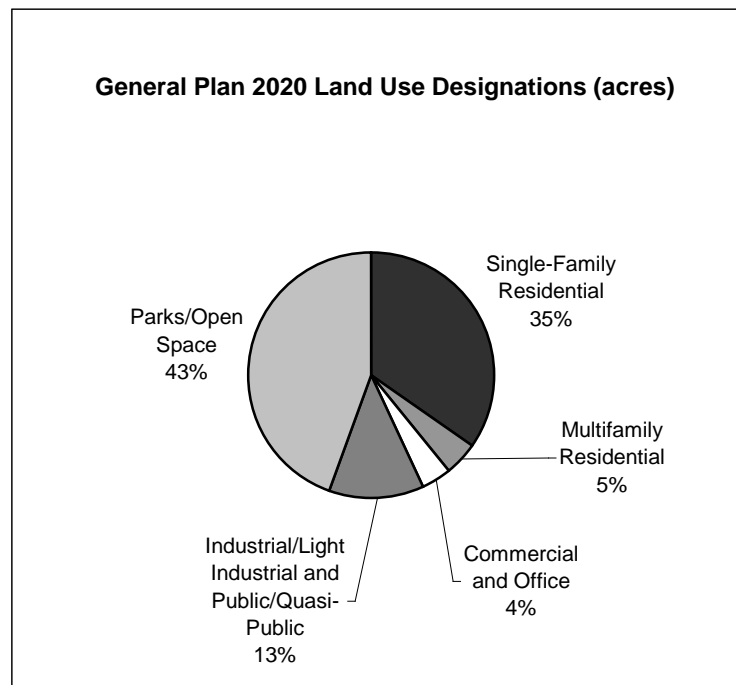
Relationship to Other General Plan Elements

California law requires the Land Use Element to designate the proposed general distribution, location, and extent of various categories of private and public land uses, and to set building intensity and population density standards. Other General Plan elements ensure that infrastructure, utilities, and public facilities are available to accommodate planned land uses, and that the unique qualities of San Rafael are safeguarded and enhanced. For example, maps, policies and programs related to flooding are located in the Safety Element.

In particular, this Element establishes development patterns and densities that support the Circulation Element's strategies for reducing reliance on the automobile, accommodating increased traffic from planned development, and promoting a wide variety of mixed uses and activities in the Downtown and other commercial areas. The Land Use Element includes a Land Use Map.

Relationship of the Land Use Element to the Zoning Map and Zoning Ordinance

The Land Use Map designates the land use pattern envisioned for the City. Zoning Map designations must be consistent with the General Plan in relationship to each land use category. The Zoning Ordinance sets forth regulations and standards for development to ensure that the policies, goals, and objectives of the General Plan are carried out. Rezoning can be initiated by the City Council, Planning Commission, or by an individual property owner.



GOAL 1: GROWTH TO ENHANCE QUALITY OF LIFE

It is the goal of the City of San Rafael to have growth that serves community needs and enhances the quality of life in San Rafael. *San Rafael values its historically significant and inspirational natural setting, with the widest variety of cultural, residential, employment, and entertainment offerings in Marin County. While the city will not grow significantly, it will be important to maintain and improve the existing types and areas of development that make San Rafael such a desirable place.*

Harmonizing change to serve community needs is of tremendous importance to San Rafael residents. New development and other physical alterations must respect the existing character and scale of the city. Change and development must be accomplished in a fashion that enhances and blends with San Rafael's existing qualities, both physical and social. In other words, development should respect the existing social fabric as well as the natural and built environment.

General Plan 2020 leaves in place most current development and zoning standards. The City's zoning encourages housing and mixed-use development in Downtown and along the city's transit corridors. General Plan 2020 also calls for new development to contribute to the provision of necessary public improvements to serve current and future populations such as open space, transportation, and affordable housing.

Targeting the type and location of new growth allows for the enhancement of areas that would benefit from improvement and adds needed jobs and housing without intruding on neighborhood quality of life.

Affordable housing is a significant community need in San Rafael. Present and future residents of San Rafael need housing that is affordable at various income levels. Housing can be part of new buildings in areas of town which need to be improved, in Downtown and other commercial areas and along transit corridors so that residents can walk to work and shopping.

At the same time, traffic congestion continues to be a major issue. In 1988, the City began a process called Priority Projects Procedure to allocate traffic capacity in certain areas of town in order to ensure consistency between new development and needed traffic improvements. In 2004, this program was replaced with a Project Selection Process (PSP) that applied citywide and evaluated desired community benefits of new development, while continuing to link new development with necessary roadway mitigations. However, by 2011, the purpose and importance of the PSP diminished because: a) the community is now largely built-out and there are very few remaining land development opportunities; and b) the limited traffic capacity has been used up or needed transportation improvements have been implemented.

Exhibit 1

San Rafael
Planning Area
and
Urban Service Area



Note: With LAFCO approval of San Rafael's request for an amendment to the Sphere of Influence, the Sphere of Influence will be the same as the Planning Area.

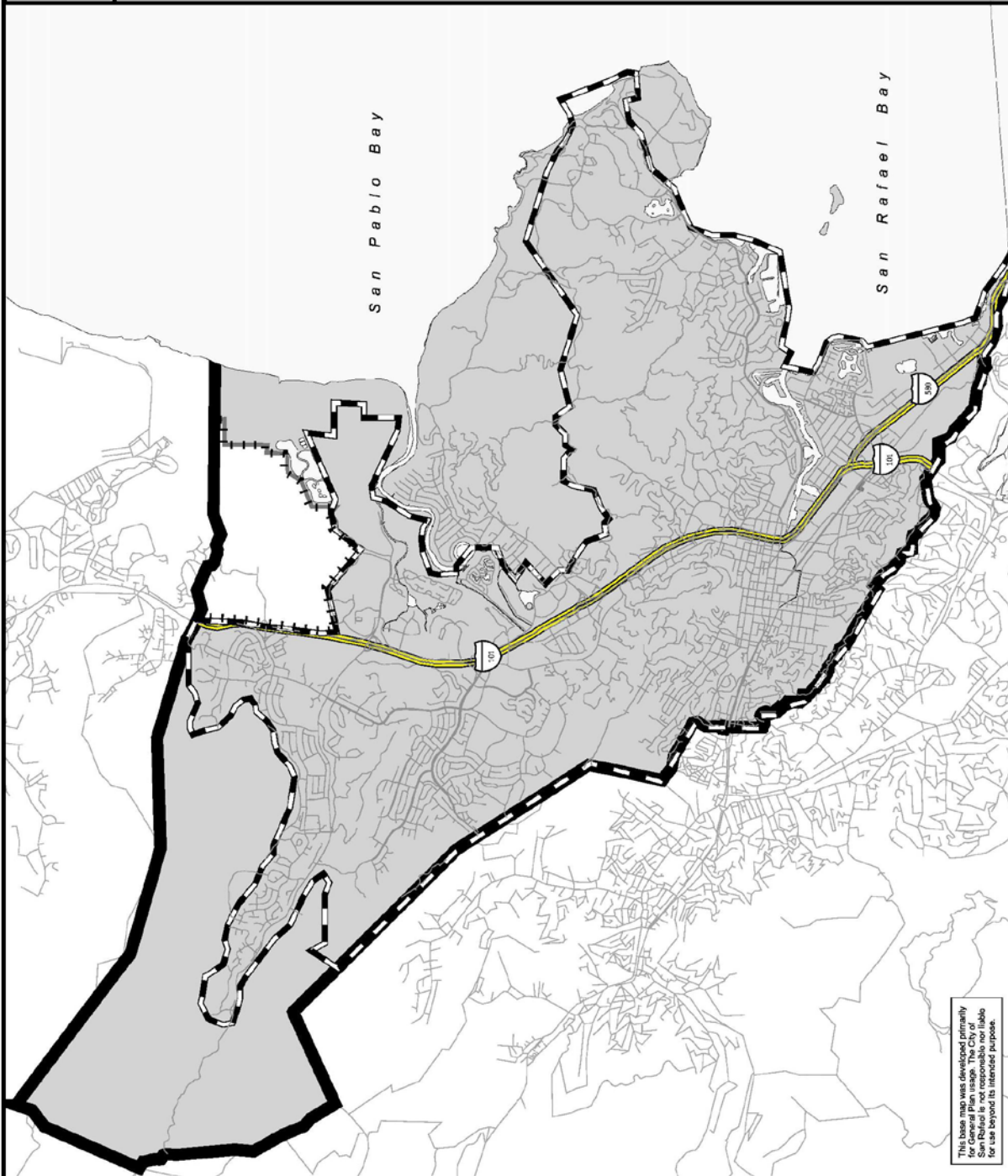
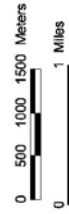
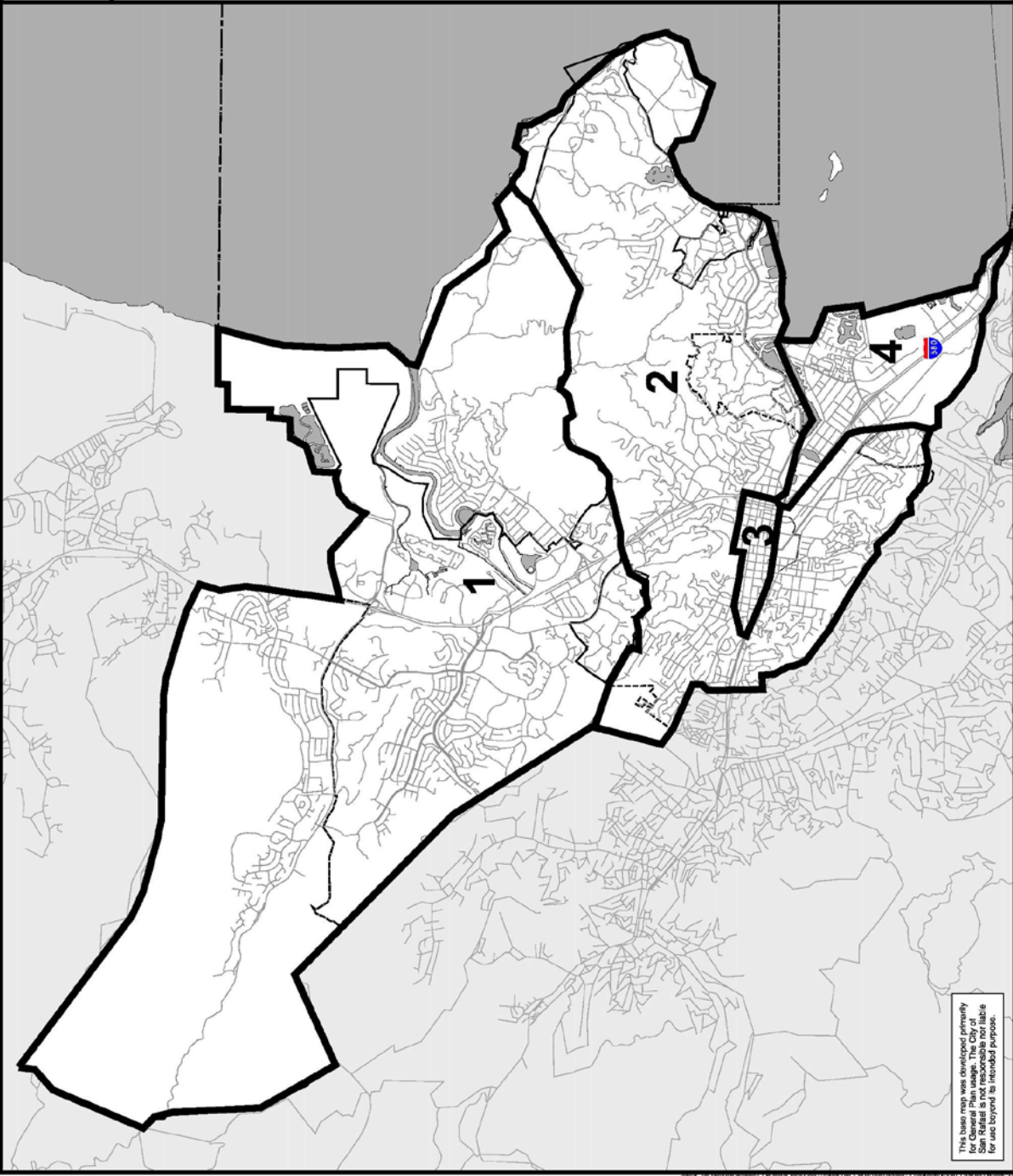
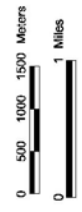




Exhibit 2

General Plan 2020
Sub-Areas

- 1. North San Rafael
- 2. Central San Rafael
- 3. Downtown
- 4. East San Rafael



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General Plan 2020 is based on the following growth assumptions:

Exhibit 3: Growth Assumptions

Use	Existing (plus approved projects)	Projected 2020	% Increase
Housing (units)	28,929	32,423	12.0%
Commercial (sq. ft.)	9,030,000	9,183,000	1.7%
Office/Industrial (sq. ft.)	9,031,000	9,279,000	2.7%
Lodging (rooms)	464	821	77.0%
Entertainment (seats)	3,010	5,010	166.0%

LU-1. Planning Area and Growth to 2020.

Plan the circulation system and infrastructure to provide capacity for the total development expected by 2020.

LU-1a. Five-Year Growth Assessment. As part of the five-year General Plan update, review San Rafael’s growth, traffic capacity, traffic mitigation list and traffic mitigation fee. Assess growth assumptions and modify land use and circulation policies as needed.
Responsibility: Community Development, Public Works, Economic Development
Timeframe: Ongoing
Resources: Staff Time

See LU-3a (Project Selection Process).

LU-2. Development Timing.

For health, safety and general welfare reasons, new development should only occur when adequate infrastructure is available consistent with the following findings:

- a. Project-related traffic will not cause the level of service established in the Circulation Element to be exceeded;
- b. Any circulation improvements needed to maintain the level of service standard established in the Circulation Element have been programmed and funding has been committed;
- c. Environmental review of needed circulation improvement projects has been completed;
- d. The time frame for completion of the needed circulation improvements will not cause the level of service in the Circulation Element to be exceeded, or the findings set forth in Policy C-5 have been made; and
- e. Sewer, water, and other infrastructure improvements will be available to serve new development by the time the development is constructed.

LU-2a. Development Review. Through the development and environmental review processes, ensure that policy provisions are evaluated and implemented. The City may waive or modify any policy requirement contained herein if it determines that the effect of implementing the same in the issuance of a development condition or other approvals would be to preclude all economically viable use of a subject property.

Responsibility: Community Development, Public Works, Fire, Police, City Attorney
Timeframe: Ongoing
Resources: Fees

See also C-5 (Traffic Level of Service Standards).

(LU-3 Deleted per Amendment on 7/18/11)

LU-4. Reasonable Interim Use of Property.

Allow a landowner reasonable interim use of property in areas where development is precluded pending needed traffic improvements. Structures should not be permanent, and uses should be low- or off-peak traffic generators.

LU-4a. Reasonable Interim Uses. In the zoning ordinance establish land uses that allow reasonable interim uses for properties that are in areas with limited traffic capacity for development. Examples include contractor's yards, new car storage, modular office and storage, and outdoor recreation.

Responsibility: Community Development

Timeframe: Short Term

Resources: Staff Time

LU-5. Urban Service Area.

Oppose urban development in areas adjacent to San Rafael's Urban Service Area boundary.

LU-5a. Urban Service Area Review. Review and consider revisions to the City's Urban Service Area every five years as part of the General Plan Review, or in conjunction with a LAFCO-initiated boundary review.

Responsibility: Community Development

Timeframe: Short Term

Resources: Staff Time

See also LU-7a (Development Adjacent to San Rafael).

Sphere of Influence / Urban Service Area

A Sphere of Influence is the probable physical boundaries and service area of a local agency. (Govt. Code Section 54774). It is recognized that some urban services are provided by special districts.

The Urban Service Area is an area that can reasonably be annexed and provided with urban services within a five-year period, given the amount of potential development within City limits and limited circulation and sewage treatment plant capacity or other service constraints.

San Rafael's Planning Area includes all the lands currently within the Sphere of Influence shown on Exhibit 1 except for the St. Vincent's and Silveira Ranch properties. Upon LAFCO approval to remove the St. Vincent's and Silveira Ranch properties from San Rafael's Sphere of Influence, the Planning Area and the Sphere of Influence shall be the same.

LU-6. Annexation.

Prior to urban development, areas that can reasonably be served through extension of the existing service area of the City should be annexed.

- a. Annexation of already developed unincorporated islands (Los Ranchitos, Country Club, Bayside Acres, California Park, Mt. Tamalpais Cemetery) and developed portions of the Marinwood/Lucas Valley neighborhoods should be dependent on resident interest, the cost/revenue implications of the provision of City services to the area, and the availability of City services.

L A F C O

Local Agency Formation Commission (LAFCO) coordinates logical and timely changes in local governmental boundaries, including annexations and detachments of territory, incorporations of cities, formations of special districts, and consolidations, mergers, and dissolutions of districts, as well as reviewing ways to reorganize, simplify, and streamline governmental structure. In addition, LAFCO is responsible for reviewing contractual service agreements between property owners and service providers.

- b. Developed and undeveloped areas of Santa Venetia are not expected to be annexed to the City within the time frame of the plan due to flood and seismic hazards and urban service costs associated with existing infrastructure conditions.

LU-6a. LAFCO. Encourage LAFCO to adopt Urban Service Area and annexation policies for the San Rafael Planning Area consistent with adopted General Plan policies. Consistent with Council Resolution not to annex or serve the St. Vincent’s and Silveira properties, work with LAFCO to remove them from the City’s Sphere of Influence.

Responsibility: Community Development
 Timeframe: Short Term
 Resources: Staff Time

LU-7. Land Use Planning in Surrounding Jurisdictions.

Continue to monitor and work with surrounding jurisdictions to ensure that land uses outside the community will have a positive effect on San Rafael.

LU-7a. Development Adjacent to San Rafael. Work with the County and other local jurisdictions to review applications for development in areas adjacent to San Rafael’s city limits and within the Sphere of Influence.

Responsibility: Community Development
 Timeframe: Short Term
 Resources: Staff Time

LU-8. Density of Residential Development.

Residential densities are shown in Exhibit 11, Land Use Categories. Maximum densities are not guaranteed but minimum densities are generally required. Density of residential development on any site shall respond to the following factors: site resources and constraints, potentially hazardous conditions, traffic and access, adequacy of infrastructure, City design policies and development patterns and prevailing densities of adjacent developed areas.

When development is clustered to avoid sensitive areas of a site, density provided to the entire site may be transferred to the remaining portion of the site, providing all factors listed above can be met.

Transfer of density among properties shall only be permitted when unique or special circumstances (e.g., preservation of wetlands or historic buildings) are found to exist which would cause significant environmental impacts if the transfer were not allowed.

LU-8a. Residential Zoning. Implement Land Use Element densities by setting appropriate maximum allowed densities in the zoning ordinance.

Responsibility: Community Development
Timeframe: Ongoing
Resources: Staff Time

LU-8b. Transfer of Density. Continue to implement zoning regulations governing the transfer of density among properties.

Responsibility: Community Development
Timeframe: Ongoing
Resources: Fees

See Housing H-14b (Efficient Use of Multifamily Housing Sites), H-17a (State Density Bonus Law) and OS-1c (Cluster Development).

LU-9. Intensity of Nonresidential Development.

Commercial and industrial areas have been assigned floor area ratios (FARs) to identify appropriate intensities (see Exhibits 4, 5 and 6). Maximum allowable FARs are not guaranteed, particularly in environmentally sensitive areas. Intensity of commercial and industrial development on any site shall respond to the following factors: site resources and constraints, traffic and access, potentially hazardous conditions, adequacy of infrastructure, and City design policies.

- a. Where the existing building is larger than the FAR limit and no intensification or change of use is proposed, the property may be redeveloped at the same size as the existing building if parking and design requirements in effect at the time of the new application can be met.
- b. FAR transfers between or among sites shall not be permitted except where the City Council finds the following:
 1. The development of the beneficiary parcel is consistent with the General Plan 2020, except that FARs or maximum densities may be exceeded, and
 2. The proposed development will comply with all applicable zoning and design parameters and criteria as well as traffic requirements; and one or both of the following:
 - i) Unique or special circumstances are found to exist (e.g., preservation of wetlands or historic buildings) that would cause significant environmental impacts if the transfer is not allowed, and/or

Population Density

Gross Density is used for long-range planning purposes, and is the number of dwelling units per acre devoted to a site plus the area of streets serving those sites. Gross density is approximately 20 - 30 percent lower than net density.

Net Density is used in the Zoning Ordinance to determine project-specific densities, and is the number of dwelling units per acre of land devoted to a site. Net density does not include the area of streets serving those sites, and is approximately 20-30 percent higher than gross density.

In 2000, residential areas have been assigned appropriate densities (see Exhibit 11, Land Use Categories). In San Rafael's Planning Area, there were 2.44 people per household (PPH). ABAG projects that this number will increase to 2.47 PPH by 2010, and return to 2.44 PPH in 2020.

Floor Area Ratio (FAR)

FAR is the total gross building square footage divided by the land area, exclusive of public streets. Parking areas, covered or uncovered, and non-leasable covered atriums are not included in calculating FARs.

- ii) A significant public benefit will be provided, such as securing a new public facility site (e.g. park, school, library, fire station, police station).
- c. Through Planned Development rezoning, consider allowing a higher floor area ratio at the shopping center sites located at the crossroads of Andersen Drive, Highway 101, and Francisco Blvd. West where it would facilitate redevelopment with improved parking, access, landscaping and building design.

LU-9a. Nonresidential Zoning. Implement nonresidential levels of development and FAR transfer policies through allowed floor area ratios in zoning districts.

Responsibility: Community Development

Timeframe: Ongoing

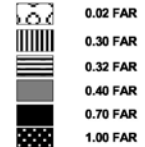
Resources: Staff Time

See NH-104a (Development Review Process).

Exhibit 4



Floor Area Ratios in Central San Rafael



1		FAR
General Commercial and Neighborhood Commercial:		
a. Commercial Sales of Bulk Items and Specialty Retail: .32		
b. General Retail and Service: .21		
Office: .26		
Light Industrial/Office:		
<u>% Light Industrial</u>	<u>% Office</u>	
75 - 100	0 - 25	.38
50 - 75	25 - 50	.30
25 - 50	50 - 75	.28
0 - 25	75 - 100	.26



2		FAR
General Commercial and Neighborhood Commercial:		
a. Commercial Sales of Bulk Items and Specialty Retail: .26		
b. General Retail and Service: .18		
Office: .22		
Light Industrial/Office and Industrial: .33		

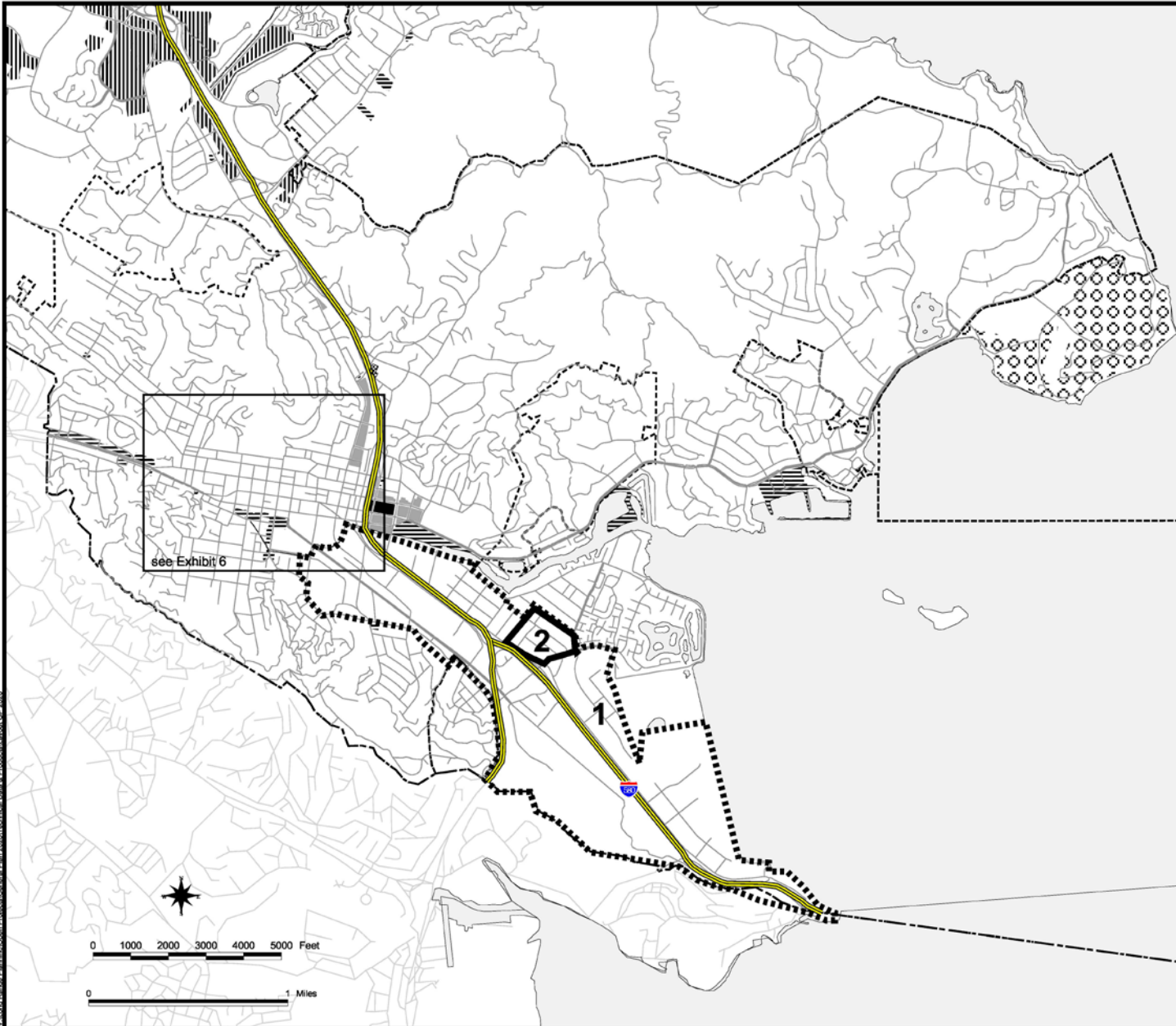
Hillside Areas:

Undeveloped commercial or industrial properties shall be limited to the following development intensities based on slope:

- Portions with less than 5% slope: 100% of applicable FAR.
- Portions with 5-15% slope: 50-75% of applicable FAR.
- Portions with slope greater than 15% slope: 0.01 FAR

Clustering of development is encouraged and may be required to avoid sensitive areas.

NOTES: FAR for PQP and parks is 1.0, and for open space is generally 0.0. Ministorage in industrial and light industrial/office districts has an FAR of 1.0.



Map Area: San Rafael, Contra Costa County, California. Data: 2007, Incorporated Data & Departmental Land Use, GP, 2009.



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Exhibit 5



Floor Area Ratios in North San Rafael



Hillside Areas:
 Undeveloped commercial or industrial properties shall be limited to the following development intensities based on slope:

- Portions with less than 5% slope: 100% of applicable FAR.
- Portions with 5-15% slope: 50-75% of applicable FAR.
- Portions with slope greater than 15% slope: 0.01 FAR

Clustering of development is encouraged and may be required to avoid sensitive areas.

NOTES: FAR for PQP and parks is 1.0, and for open space is generally 0.0. Ministorage in industrial and light industrial/office districts has an FAR of 1.0.

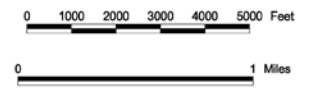
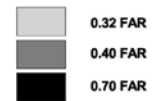


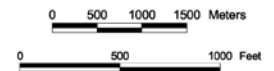
Exhibit 6



Floor Area Ratios in Downtown and Environs



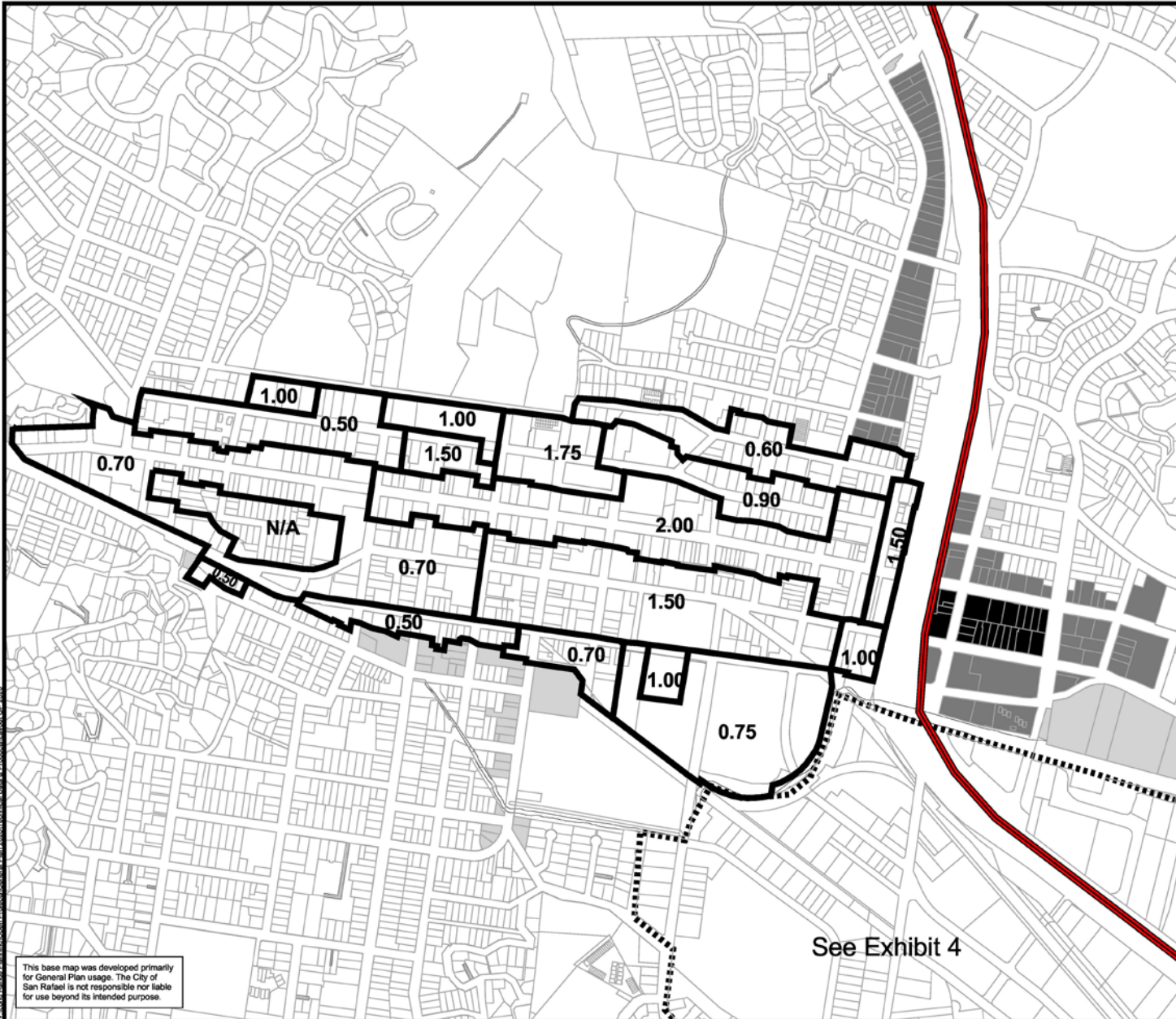
NOTES: FAR for PQP and parks is 1.0, and for open space is generally 0.0. Ministorage in industrial and light industrial/office districts has an FAR of 1.0.



See Exhibit 4

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LU-10. Planned Development Zoning.

Require Planned Development zoning for development on a lot larger than five acres in size, except for the construction of a single-family residence.

LU-10a. Planned Development Zoning. Continue to maintain a Planned Development zoning district.

Responsibility: Community Development

Timeframe: Ongoing

Resources: Staff Time

LU-11. School Site Reuse or Redevelopment.

Where it is in the community's interest to retain public recreation facilities in accordance with Parks and Recreation policies, and/or the childcare policy, cluster development so that the public recreation or childcare use may be preserved. The following uses are allowed on school sites retained by the districts: housing and public and quasi-public uses, such as child care programs; adult day care programs; education, recreation, cultural programs and activities; and churches and religious institutions.

LU-11a. Zoning for School Sites. Continue to implement school site reuse and redevelopment through zoning regulations and through the development review process.

Responsibility: Community Development

Timeframe: Ongoing

Resources: Staff Time

See NH-12 (Schools).

LU-12. Building Heights.

Citywide height limits in San Rafael are described in Exhibits 7 and 8. For Downtown height limits see Exhibit 9:

- a. Height of buildings existing or approved as of January 1, 1987 shall be considered conforming to zoning standards.
- b. Hotels have a 54-foot height limit, except where a taller height is shown on Exhibit 9 (Downtown Building Height Limits).
- c. Height limits may be exceeded through granting of a zoning exception or variance, or through a height bonus as described in LU-13 (Height Bonuses).

See LU-2a (Development Review).

Building Height

The height of a building is determined by the methods in the latest edition of the Uniform Building Code adopted by the City, except for hillside homes, where height is determined by the methods in the *Hillside Design Guidelines*.

Exhibit 7



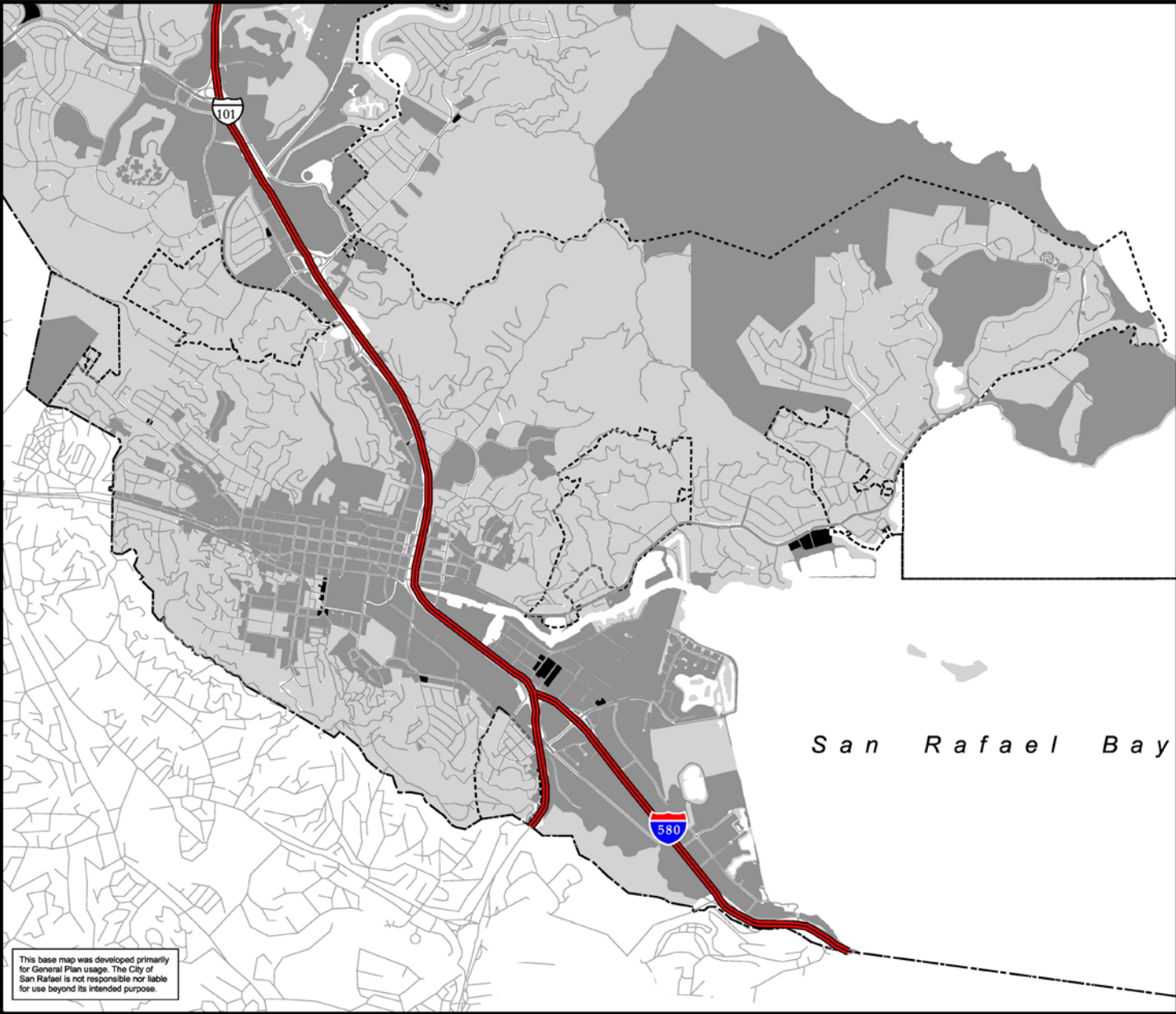
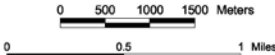
Building Height Limits in Central San Rafael

San Rafael City Limit
 Planning Area and Sphere of Influence Boundary

30 Feet
 36 Feet

Neighborhood Commercial:
30 feet for a single use building,
36 feet for a mixed use building.

San Rafael Bay



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Exhibit 8



Building Height Limits in North San Rafael

- San Rafael City Limit
- Planning Area

- 30 Feet
- 36 Feet

Neighborhood Commercial:
30 feet for a single use building,
36 feet for a mixed use building.






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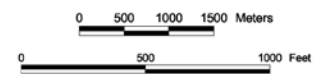
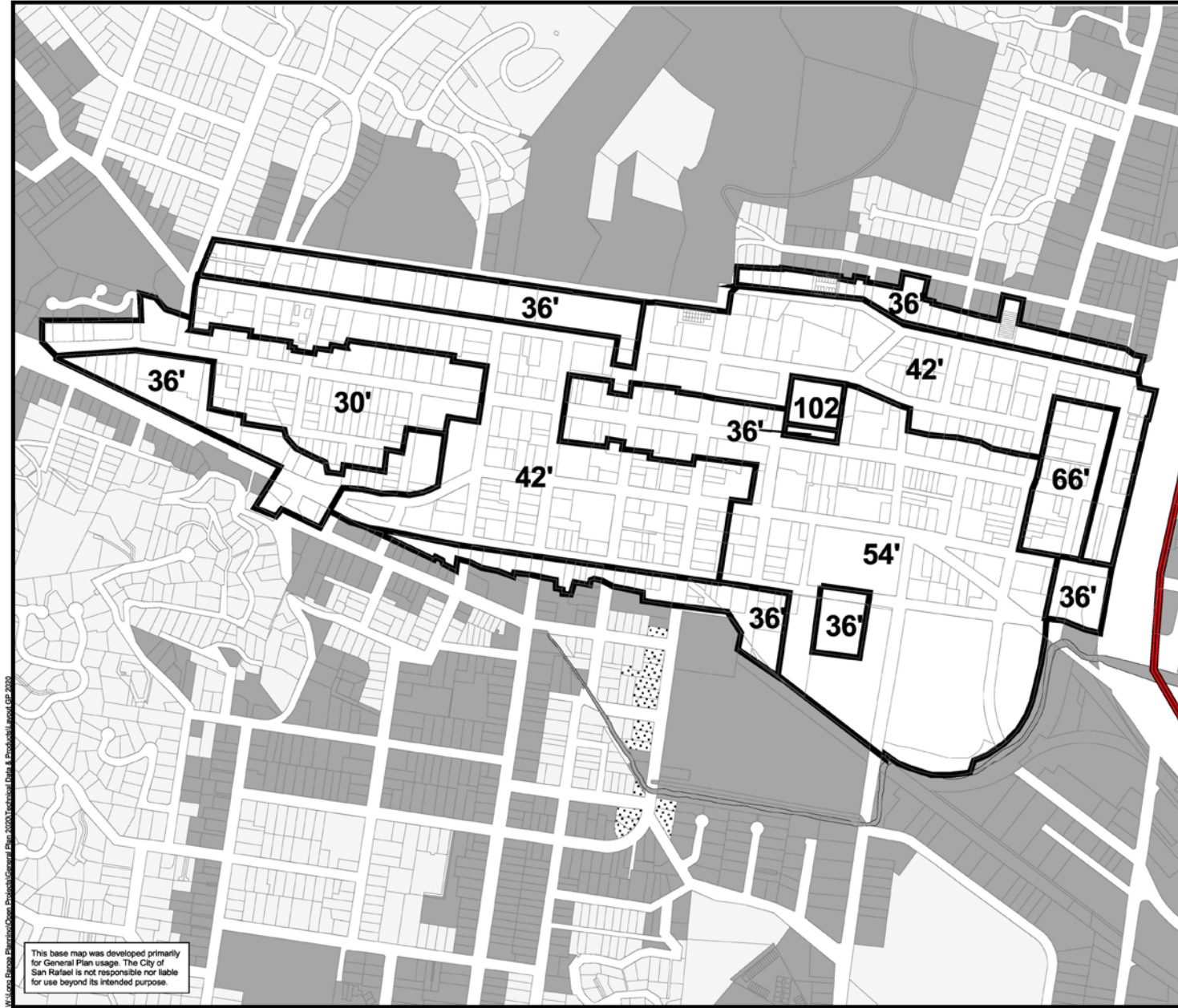
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Exhibit 9

**Building Height
Limits in
Downtown
San Rafael**

Outside of Downtown:

-  30 Feet
-  36 Feet
-  Neighborhood Commercial:
30 feet for a single use building,
36 feet for a mixed use building.



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LU-13. Height Bonuses.

A height bonus may be granted with a use permit for a development that provides one or more of the amenities listed in Exhibit 10, provided the building's design is consistent with Community Design policies and design guidelines. No more than one height bonus may be granted for a project.

See LU-2a. (Development Review).

Exhibit 10: Height Bonuses

Location	Maximum Height Bonus	Amenity (May provide one or more of the following)
Fourth Street Retail Core Zoning District	12 feet	Affordable housing Public courtyards, plazas and/or passageways (consistent with Downtown Design Guidelines) Public parking (not facing Fourth Street)
PG&E site in the Lindaro Office land use district	24 feet	Park (privately maintained park with public access, adjacent to Mahon Creek; an alternative is tennis courts tied to Albert Park.) Community facility (10,000 sq. ft. or more in size)
Second/Third Mixed Use East Zoning District	12 feet	Affordable housing Public parking Overhead crosswalks Mid-block passageways between Fourth Street and parking on Third Street
Second/Third Mixed Use West District, north of Third Street and east of C Street	18 feet	Public parking
West End Village	6 feet	Affordable housing Public parking Public passageways (consistent with Downtown Design Guidelines)
Lincoln Avenue between Hammondale and Mission Avenue	12 feet	Affordable Housing See NH-120 (Lincoln Avenue)
Marin Square	12 feet	Affordable housing
North San Rafael Town Center	24 feet	Affordable housing
Citywide where allowed by zoning.	12 feet	Hotel ⁽¹⁾

(1) See policy LU-20 (Hotels, Motels and Inns)

GOAL 2: BALANCE AND DIVERSITY

It is the goal of the City of San Rafael to maintain balance and diversity in the community. *San Rafael reflects a mosaic of land use patterns that have changed over time, creating a visual framework for the city that continues to evolve in response to the community's sense of balance and compatibility. Our desire to avoid intensification must be balanced with the development required to provide jobs and housing, and to sustain an evolving, vital community. We must also continue to appreciate the importance and desirability of having neighborhoods of differing levels of density and activity.*

San Rafael's high quality cultural, business, entertainment and educational resources directly benefit the City's residents and draw businesses, customers, visitors and students from beyond the City's limits, to the benefit of all who live and work in the City. These resources not only culturally enrich San Rafael residents, they enhance San Rafael's regional position, improve San Rafael's business climate, and provide revenue for City services and infrastructure.

To maintain our unique character and quality of life, the City must strive to maintain the cultural, social, and economic diversity that is such an important aspect of our City by taking steps to maintain an adequate supply of decent, affordable housing, a range of jobs, and a variety of local goods and services. Other elements in the General Plan address housing, economic vitality, open space, recreation, and cultural facilities; the policies below focus on the nonresidential land uses that make up part of the balance and diversity of San Rafael.

LU-14. Land Use Compatibility.

Design new development in mixed residential and commercial areas to minimize potential nuisance effects and to enhance their surroundings.

LU-14a. Land Use Compatibility. Evaluate the compatibility of proposed residential use in commercial areas through the development review process.

Responsibility: Community Development

Timeframe: Ongoing

Resources: Fees

LU-15. Convenience Shopping.

Encourage the retention and improvement of existing retail stores and services in residential neighborhoods that provide needed neighborhood services and reduce traffic.

LU-15a. Neighborhood Commercial. Evaluate the compatibility of proposed neighborhood commercial center use or upgrades through the development review process, and involve neighbors early in the development review.

Responsibility: Community Development

Timeframe: Ongoing

Resources: Fees

See NH-155a (Sun Valley Commercial Uses) and CD-3b (Development Standards).

LU-16. Building and Automotive Services.

Maintain availability of sites for building, automotive and service industries important to San Rafael's economy and the convenience of its residents and businesses.

LU-16a. Building and Automotive Services. Continue to provide adequate sites for building, automotive and service industries in the appropriate zoning districts. Sites with industrial and light industrial zoning may be redesignated and rezoned to a different land use with Council determination that the new use provides a substantial neighborhood or citywide benefit.

Responsibility: Community Development

Timeframe: Ongoing

Resources: Staff Time

LU-17. Limited Retail and Service Uses in Industrial and Office Areas.

Allow limited retail and service uses that serve area businesses/workers to locate throughout industrial/office and industrial areas.

LU-17a. Retail and Service Uses in Industrial and Office Areas. Continue to provide adequate sites for small local-serving retail and service businesses in industrial and office zoning districts.

Responsibility: Community Development

Timeframe: Ongoing

Resources: Staff Time



The Community Services Department operates the largest day care program in Marin County.

LU-18. Lot Consolidation.

Commercial and higher density residential parcels less than 6,000 square feet in size should be encouraged to be combined to provide adequate parking and circulation, minimize driveway cuts on busy streets, and maximize development and design potential.

LU-18a. Lot Consolidation. Continue to encourage small lot consolidation through zoning regulations.

Responsibility: Community Development

Timeframe: Ongoing

Resources: Staff Time

LU-19. Childcare.

Plan for and encourage the development of new and the retention of existing childcare centers to meet neighborhood and citywide childcare needs. In conjunction with the school districts, encourage continuation of childcare programs at school sites because of their suitability for such uses and convenient locations in residential neighborhoods.

LU-19a. Zoning for Childcare Programs. Evaluate and revise if necessary zoning requirements to allow childcare centers in all zoning districts except Hillside Resource Residential, Hillside Residential and Water and Open Space Districts. The City may waive FARs for childcare centers in nonresidential and mixed-use buildings.

Responsibility: Community Development

Timeframe: Short Term

Resources: Staff Time

LU-19b. Fees for Childcare Programs. Where possible, waive application and permit fees for childcare centers. Consider exempting childcare centers from traffic mitigation fees.

Responsibility: Community Development
Timeframe: Short Term
Resources: Staff Time

LU-20. Hotels, Motels and Inns.

Encourage redevelopment and upgrading of existing motels and hotels. Visitor accommodations are a desired land use because they are a low traffic-generator and a high tax-generator, and because they have identifiable benefits to the neighborhood such as job training programs. With a Use Permit, allow hotels, motels and inns in most commercial, multifamily and industrial zoning districts. With a Use Permit, allow bed-and-breakfast inns in High Density, Medium Density and Large Lot Residential Land Use Districts. Hotels are not subject to floor area ratio requirements. The City Council may approve a height bonus per LU-13 (Height Bonuses) if it finds that the hotel will be a significant community benefit and that the design is acceptable and consistent with City design policies and guidelines.

LU-20a. Hotel Zoning. Maintain zoning ordinance regulations allowing height bonus and exemption from FARs for hotels.

Responsibility: Community Development
Timeframe: Ongoing
Resources: Staff Time

LU-21. Ministorage and Storage.

Ministorage is allowed in light industrial/office and industrial districts. For lots facing Highways 101 or 580 or the Bay, the ministorage use must be located at the rear of the lot behind an active streetfront use. Ministorage may be permitted with an FAR of up to 1.0 if the following findings can be made:

- a. The facility is needed in the community;
- b. The project is compatible with surrounding uses;
- c. The project is designed so that it cannot be converted to other, more intensive uses; and,
- d. The location is appropriate for this type of use.

In other land use districts, ministorage may be allowed in existing buildings, provided that the ministorage is not located along the street frontage and complies with the FAR limits allowable in the districts.

LU-21a. Ministorage Zoning. Maintain zoning ordinance regulations for ministorage use allowance and location limitations.

Responsibility: Community Development
Timeframe: Ongoing
Resources: Staff Time

LU-22. Odor Impacts.

Consider odor impacts when evaluating land uses and development projects near wastewater treatment plants, or treatment plant expansion projects.

LU-22a. Project Evaluation. Evaluate odor impacts as part of development review.

Responsibility: Community Development
Timeframe: Ongoing
Resources: Fees

LU-23. Land Use Map and Categories.

Land use categories are generalized groupings of land uses and titles that define a predominant land use type (See Exhibit 11). All proposed projects must meet density and FAR standards (See Exhibits 4, 5 and 6) for that type of use, and other applicable development standards. Some listed uses are conditional uses in the zoning ordinance and may be allowed only in limited areas or under limited circumstances. Maintain a Land Use Map that illustrates the distribution and location of land uses as envisioned by General Plan policies. (See Exhibit 11).

LU-23a. Zoning Ordinance Amendments. Revise the zoning ordinance, including the zoning map, to implement General Plan land use designations, densities, intensities, and policies, and to meet requirements of State law and court decisions.

Responsibility: Community Development, Economic Development

Timeframe: Ongoing

Resources: Staff Time

LU-23b. Subdivision Ordinance Amendments. Revise the subdivision ordinance where necessary for conformance with General Plan land use designations, densities, intensities, and policies and include provisions for adequate enforcement of conditions of subdivision map approval.

Responsibility: Community Development

Timeframe: Ongoing

Resources: Staff Time

LU-23c. Live/work Regulations. Revise live/work zoning regulations to ensure that live/work units are appropriately designed and used for combined residential and business uses.

Responsibility: Community Development

Timeframe: Long Term

Resources: Staff Time

LU-23d. Industrial Zoning Districts. Reevaluate and modify as needed definitions and FARs for Industrial and Light Industrial/Office Zoning District.

Responsibility: Community Development

Timeframe: Short Term

Resources: Staff Time

Exhibit 11: Land Use Categories

Land Use Category	Gross Density Residential Units/Acre	Land Uses
Residential		
		Residential, open space/conservation, parks/playgrounds, schools, churches, plant nurseries, group day care and large day care facilities. In medium and high-density neighborhoods, hotels/motels, clubs and similar uses may be allowed. Public/quasi public uses, such as churches and schools, in residential zones shall not exceed a 1.0 FAR and shall meet City development standards including the zoning height and setback requirements.
Hillside Resource Residential	0.1 - 0.5	Characterized by very steep slopes which have geologic and seismic constraints and which have community visual significance or which have been identified as having very limited potential through prior development approvals. This designation is typical of sensitive hillside areas in the Planning Area.
Hillside Residential	0.5 - 2	Characterized by moderate to steep slopes; may have unstable geology and/or local visual significance. Typical of developed hillside residential areas in the Planning Area.
Large Lot Residential	0.5 - 2	Flat or gently sloping single-family large lots/large lot subdivision.
Low Density Residential	2 - 6.5	Typical of single-family areas.
Medium Density Residential	6.5 - 15	Typical of duplex, garden apartment, and condominiums.
High Density Residential	15 - 32	Typical of apartment densities.
Mixed Use		
Fifth/Mission Residential/Office	15 - 32	Residential uses and office uses are allowed. Ground floor retail and personal services uses are allowed from "C" Street east, on cross streets between Fourth Street and Fifth Avenue.
Fourth Street Retail Core	32 - 62	Retail, service, entertainment, cultural, office, residential and live/work uses are allowed. Residential uses are allowed on the rear ground floor, second floor and above. On Fourth Street, first floor street frontage uses which encourage an active and healthy retail center are characterized by all of the following: <ul style="list-style-type: none"> - high customer turnover, - large volume of pedestrian traffic, - windows, storefront displays and signs, and - merchandise or service likely to be obtained in a multiple stop trip, or similar activity which draws large number of people Downtown.
General Commercial	15 - 32	General retail and service uses, restaurants, automobile sales and service uses, and hotels/motels. Offices as secondary uses except along Francisco Blvd. West where retail redevelopment is strongly encouraged
Hetherton Office	32 - 62	Office use; and ground floor retail, personal service, food service and live/work uses are allowed. Residential and live-work uses are permitted on the upper floors on Fourth Street, and on the ground floor and above elsewhere.
Lindaro Mixed Use	6.5 - 15	Motor vehicle service, contractor uses, light manufacturing; distribution, warehousing and storage, and incidental employee-serving retail/service allowed. Live/work use allowed.

Land Use Category	Gross Density Residential Units/Acre	Land Uses
Lindero Office	15 – 32	Office, hotel, cultural or entertainment facility; or residential if feasible.
Marine Related	6.5 – 15	Water dependent businesses such as boat building; boat repair, sales and service uses; marinas; and boat charter services. Other uses that draw people to the waterfront that may be allowed include shopping centers, restaurants, hotels/motels, retail, and parks. Residential use and non-marine related office use is allowed on the second floor and above.
Neighborhood Commercial	6.5 - 15	Neighborhood-serving retail and service uses such as pharmacies, supermarkets and dry cleaners. Residential use allowed. Ancillary office uses allowed.
Office	15 – 32	General offices, medical and professional offices, administrative or headquarters offices, and residential uses.
Public/Quasi-Public	15-32	Government or quasi-public buildings or facilities; utility facilities and similar facilities owned or operated by public/non-profit agencies; residential. An exemption to development standards may be granted if findings are made that a higher height or FAR is necessary for health or safety purposes.
Residential/Office	15 – 32	Residential and office uses allowed. Limited retail or service uses may be permitted as conditional uses.
Retail/Office	15 – 32	Retail and service uses, offices, and residential uses allowed.
Second/Third Street Mixed-Use	32 - 62	Office and office-support retail and service uses (such as copy shops, food service and cleaners) are encouraged throughout the district. Residential uses and additional retail uses are allowed as follows: - On Second and Third Streets east of "B" Street, limited auto-serving retail (such as gas stations), and residential uses as part of a mixed-use development are allowed. - On Second and Third Streets west of "B" Street, retail usually accessed by car including daily needs retail (such as grocery and drug stores), limited auto-serving retail (such as gas stations), large item retail (such as furniture stores) and residential uses are allowed. - On the cross streets, neighborhood serving and specialty retail uses are encouraged in order to have an active pedestrian environment. Residential use is also encouraged, especially west of "B" Street.
West End Village	15 - 32	Retail uses, especially specialty and neighborhood serving retail and restaurants. Personal service, high customer-volume office and limited amounts of other office uses are also allowed. Residential and live-work uses are permitted on the upper floor of Fourth Street, and on the ground floor and above elsewhere.
Nonresidential		
Industrial	0	Motor vehicle service, contractor uses and yards; manufacturing; storage uses; wholesale; incidental employee-serving retail/service uses; specialty retail uses consistent with industrial uses; rock, sand and gravel plants; solid waste management and recycling facilities; trucking yards or terminals; ancillary offices and small offices.
Light Industrial/Office	0	Allowed uses include: motor vehicle service, contractor uses and yards; light manufacturing; distribution; warehousing and storage, incidental employee-serving retail/service; office use; and region-serving specialty retail when contained in a building of 50,000 square feet or greater in size and located on a site greater than 10 acres. Other specialty retail uses may be allowed to occupy minor portions of the Light Industrial/Office districts provided that intensity and traffic standards are met and the integrity of the district is not threatened.

Land Use Category	Gross Density Residential Units/Acre	Land Uses
Airport/ Recreation	0	<p>Uses on this site are governed by a land use covenant agreed to by the City, the County, and the property owner. Recognize the unique and valuable recreational and environmental characteristics of the airport site. The following uses are allowed on the property:</p> <ul style="list-style-type: none"> - Uses consistent with the 2002 Master Use Permit, including the airport and ancillary airport services and light industrial uses. - Private and public recreational uses. - Public utility uses.
Mineral Resources	0	Quarry and brick yard uses, which utilize mineral resources of regional significance.
Parks	0	Parks
Open Space	0	Secured public and private open space.
Conservation	-	<p>Areas identified as having visual or other natural resource significance that should be protected through the development review process. The conservation designation is applied to environmentally sensitive areas that are part of a larger site of contiguous parcels under common ownership. Absent evidence that some portion of the area is appropriate for development, no development of residential, industrial or commercial buildings shall be allowed. The City will consider some level of intensity and density of development upon evidence that such use is appropriate. Upon evidence, the land use designation(s) may be revised through the General Plan amendment process.</p>
Water	0	<p>Major navigable bodies of water, applicable to the bay, and canal, excluding creeks and drainage ways. The Water District provides an opportunity for limited water-dependent uses which require access to the water as a central element of its basic function, and which contribute to the maritime character of the area</p>

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Exhibit 12, Land Use Map (available under separate cover)

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