

General Plan 2040 Map Amendment Application

This application is for San Rafael property owners requesting an amendment to the **San Rafael General Plan Map** as part of the 2040 General Plan Update process.

BACKGROUND

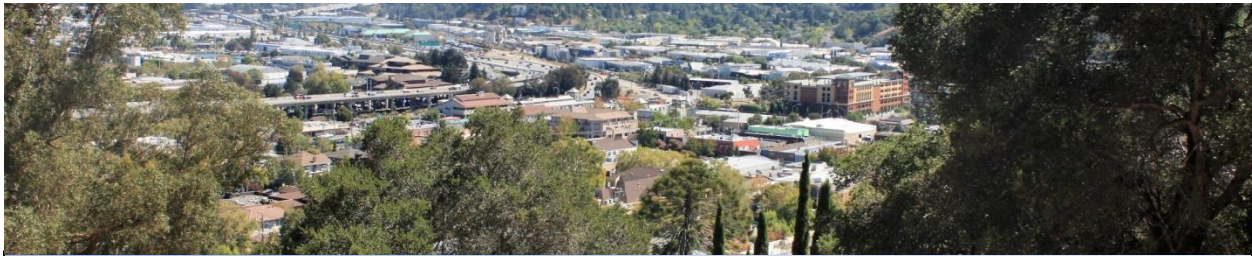
The City of San Rafael is updating its General Plan, the state-mandated document that guides long-term growth and development. This is the first comprehensive update of the General Plan since 2004. The Update provides an opportunity for changes to the Plan's Land Use Map—the diagram depicting expected land uses and densities in the Plan's horizon year of 2040. The Land Use Map provides a framework for future zoning changes.

Submittal of a Map Amendment request does not guarantee that the change will become part of the new General Plan. Each request will be evaluated based on the criteria described in this application form and subject to further discussion by the Planning Commission and City Council. Amendment requests may also be considered in the development of General Plan alternatives, and in the drafting of Plan narrative addressing different parts of the city.

APPLICATION PROCESS AND DEADLINES

Any property owner or designated property owner representative may propose a Map amendment for property they own. Map amendments for properties not owned by the applicant will not be considered without consent of the owner. To be considered in the General Plan Environmental Impact Report (EIR), amendment requests must be filed with the City by June 30, 2019. There is no fee for amendment requests made during this process. See page 4 for submittal instructions, including signature requirements.

Staff consultation is highly recommended prior to the submittal of your application. The consultation provides a chance to review the proposal and determine if it is eligible to proceed. It is also an opportunity to discuss issues related to the site, General Plan consistency issues, and the requirements of the application itself. A post-application meeting also may be required, to discuss issues related to the request and additional information that may be needed to proceed.



Application Form

www.sanrafael2040.org

Amendment Name (please create a name for your proposed Amendment):

Site Address (if applicable): _____

Parcel Number(s) (if applicable): _____

Acres or Square Feet of lot area: _____

Existing General Plan designation: _____ Existing Zoning: _____

Proposed General Plan designation (*): _____

CONTACT INFORMATION

Applicant: _____

Company Name (if applicable): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ E-mail: _____

AUTHORIZED AGENT

The undersigned hereby certifies that all information submitted with this application is complete and correct to the best of my knowledge:

Print Name: _____ Date: _____

Signature: _____

SUBMITTAL STANDARDS

Application materials must be submitted in PDF format, with four separate PDFs corresponding to the components identified in the submittal instructions on page 4. Include "General Plan 2040 Map Amendment Application" in the subject line and send to raffi.boloyan@cityofsanrafael.org.

(*) Please click [here](#) to review a list of the proposed General Plan 2040 designations. Choose from the list provided.

DESCRIPTION OF PROPOSED AMENDMENT

Please prepare a brief supplemental report that provides responses to the questions below:

1. Briefly describe the site/ sites under consideration, the current use(s), and the rationale for the General Plan Map change.
2. Is there a specific development project anticipated for the site at this time? (If so, a conceptual drawing may be required)
3. What type of development or activity is ultimately envisioned for the area proposed for the amendment?
4. Describe the suitability of the area for the proposed designation, considering adjacent land uses, site features and access, and the surrounding development pattern.
5. How does your amendment support the policies of the existing [General Plan 2020](#)?
6. How will your amendment support the [Guiding Principles of General Plan 2040](#)?
7. Please describe, in general terms, the potential impacts of your proposal on:
 - a. The natural environment?
 - b. Adjacent properties?
 - c. Businesses, residents, or property owners in the vicinity?
8. Describe the availability of infrastructure and public services to serve the type and intensity of uses allowed by the proposed designation.
9. Are you aware of any opposition to (or support for) your proposed amendment? (please describe)?
10. If your proposal has been previously considered, what circumstances have changed to make the proposed amendment appropriate now?

If you need assistance responding to the questions above, contact Barry Miller at barry.miller@cityofsanrafael.org

EVALUATION CRITERIA

Each amendment request will be generally evaluated based on:

- The level and diversity of community support
- Compatibility with adjacent uses

- The size and characteristics of the amendment, and degree to which the proposed uses and densities/ intensities differ from those allowed under the existing designation
- The consistency of the proposed designation with General Plan goals and guiding principles, including those related to housing, transportation, environmental quality, public health and safety, economic vitality, and environmental justice.
- The degree to which the amendment would affect infrastructure, public facility, and community service needs—and the long-term ability to meet these needs.
- The effect of the amendment on greenhouse gas emissions, climate resilience, and exposure to natural hazards such as wildfire, flooding, and sea level rise.
- CEQA-related issues such as impacts on wetlands and special status species
- The consistency of the proposed amendment with related plans and policies, including those of other agencies and jurisdictions

SUBMITTAL REQUIREMENTS

Please submit the following materials by June 30, 2019:

- A completed application form (see page 2 in this packet)
- Responses to the 10 questions on page 3
- A map of the sites indicating property lines, streets and street names, and parcel numbers
- Signatures of support from owners of the properties proposed for re-designation. If there are more than 4 property owners covered by the amendment, signatures of at least 75% of the owners are required.

Applicants may provide supplemental materials to support their application, such as market studies, biological resource assessments, site plans, etc.

FOLLOWING SUBMITTAL

Requests will be evaluated and summarized following the June 30 deadline. Follow-up meetings may be scheduled with applicants, and additional data may be requested. The project review team anticipates issuing a report In Late Summer 2019 with its recommendations. This will be presented to the Planning Commission for discussion. A “preferred alternative” Land Use Map will be developed in Fall 2019 based on Commission and City Council feedback. This will be evaluated through the General Plan EIR process, with the Preliminary Draft Plan and EIR released in Spring 2020. Additional consideration of the recommended amendments will occur during the public hearing process in early 2020. Amendments are not final until the full General Plan is adopted by City Council.

Please visit www.sanrafael2040.org for more information on the General Plan project.