

San Rafael General Plan 10-Year Status Report



Public Review Draft

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San Rafael General Plan 10-Year Status Report

Purpose

The San Rafael General Plan 10-Year Status Report is a review of the progress in implementing programs and policies of the General Plan over the past decade and a roadmap for the General Plan Amendments which are to follow. This report looks at the changes that have occurred including impacts of the economy and other factors since the adoption of the General Plan in 2004. A summary of the accomplishments in that timeframe addressing policies and programs in the General Plan have also been included.

Recommendations contained within the report provide guidance for General Plan Amendments that will update the policies and programs within each Element. It is important that the programs receive a periodic update to ensure that the City can support the goals and objectives of the General Plan. By preparing this report and by adopting the General Plan Amendments to incorporate program modifications proposed, the City can ensure that the General Plan continues to be a relevant and integral document that shapes San Rafael's future.

The State monitors General Plan implementation through annual progress reports from cities. As a Charter City, San Rafael is not required to submit annual reports to the State. This report reviews progress towards the implementation of General Plan policies through a multiple year perspective, providing the opportunity to assess the approaches, challenges and accomplishments of General Plan implementation over the past decade.

The 10-year review was completed with input from members of a Working Group consisting of representatives from many city departments. A comprehensive review of short-term and annual programs was conducted for each of the 16 elements in the San Rafael General Plan. Additionally, select long-term and ongoing programs with important progress to report were also included in the review. Through this 10-year review, the City of San Rafael has evaluated which programs can be removed due to completion, what strategies and programs will need to be continued, and where revisions are needed to reflect changes over the past decade. The following provides a summary of accomplishments, changes and proposed updates to General Plan programs. This report contains the following:

- Summary of accomplishments since 2004;
- Discussion of planning-related updates;
- Highlights of proposed program updates organized by element; and
- A full summary of all proposed actions in an appendix.

Accomplishments since 2004

The *San Rafael General Plan 2020* was adopted in September 2004. Over the past ten years, the City experienced the four-year Great Recession, which had a significant influence on quelling and/or dropping many important community projects promoted by the General Plan, as well as staffing to undertake many of the programs. Nonetheless, during this period, there have been a number important accomplishments, which are directly and indirectly related to or respond to policies and programs in the General Plan. These accomplishments include, among others, the following:

Table 1. Summary of Accomplishments

<p>1. Consistent with <u>Housing Element</u> Policy H-19, the City approved approximately a dozen residential housing projects, which included the approval and development of over 50 new, “inclusionary” (below-market-rate) housing units for sale and/or rental. This program has yielded a variety of housing types for all incomes. With the approval of housing projects such as the Village @ Loch Lomond Marina, the Ventana Villas at 1515 Lincoln Avenue, 1867 Lincoln Avenue, 1144 Mission Avenue, 33 North at 33 San Pablo Ave and others.</p>
<p>2. The City was successful in winning a lawsuit against the property owners of the Contempo Marin Mobile Home Park, which preserved our municipal code provisions for mobile home park rent control (Mobilehome Rent Stabilization Ordinance). This action is consistent with the <u>Housing Element</u>, which promotes the retention of mobile homes as they provide low cost housing.</p>
<p>3. The City adopted and the State of California certified two updates to the <u>Housing Element</u>. The Housing Element 2007-2014 was adopted and certified in 2011, while the latest update, Housing Element 2015-2023, was adopted and certified in January 2015.</p>
<p>4. Consistent with the <u>Economic Vitality Element</u>, a number of new commercial, job- and tax-generating uses were approved and opened for business including a new Target Store, a Honda vehicle dealership, the renovation of and new commercial tenants at the Mall at Northgate, including Home Goods, H&M and Forever 21. Other locally-based business opened, which expanded the community’s employment and tax base. These locally-based businesses include Bio Marin, who is building-out the San Rafael Corporate Center for its corporate headquarters, and EO Beauty Products, which are manufactured in Southeast San Rafael. Other new businesses established during this time include Extended Stay Hotel, Mi Pueblo, Sonnen VW/Audi and Copperfield’s Book Store.</p>

5. In response to the California Global Warming Solutions Act (AB32), in 2009, the City adopted the *San Rafael Climate Change Action Plan (CCAP)*. In 2011, the CCAP was incorporated into the San Rafael General Plan 2020 with the adoption of a new Sustainability Element, which includes a *Qualified Greenhouse Gas Emissions Reduction Strategy*. Since adoption of the CCAP and Sustainability Element, many programs from these documents have been approved and/or implemented by the City including, among others: a) the adoption of single-use carry-out bag and polystyrene ordinances; b) the adoption of zoning code provisions establishing standards for wind-generated energy devices; and c) the adoption of building code provisions establishing green building requirements. In addition, the City adopted a zero waste policy and program, and became a member of Marin Clean Energy (MCE). The City has also been in the forefront with use of solar energy by acquiring and installing roof-mounted solar panels on the fleet of fire trucks, and by constructing photovoltaics at a number of key City-owned facilities. During this time, LED lights were installed on City streets. Lastly, a “white paper” on Climate Adaptation – Sea Level Rise was completed and published in 2014, which provides a broad inventory of the San Rafael shoreline and levees, as well as qualitative suggestions on areas and concepts for adaptation.
6. The City approved development of two, new neighborhood parks. In 2005, the Redwood Park @ Redwood Village (North San Pedro Road) was completed and accepted by the City. This three-acre neighborhood park includes a large turf field for multiple uses, play equipment and a public restroom. In 2007, the shoreline park @ Loch Lomond Marina was approved and is currently under construction. Although privately-owned and managed through the establishment of a Mello-Roos maintenance district, this shoreline park is for public use and includes a large marina green and boardwalk; a public access path along the marina breakwater, play equipment and facilities along two jetties; a kayak launching dock and shoreline ramp; fishing stations; and a public restroom. These new parks were approved and developed consistent with the policies and programs of the Parks and Recreation Element.
7. Consistent with the Parks and Recreation Element, the City has made numerous facility renovations and expansions including, but not limited to: the rebuilding of the Terra Linda Community Center pool; installation of the Pickleweed Park playing fields; and renovations at Freitas Park, Bret Harte Park, Gerstle Park and Sun Valley park.

8. Consistent with the Circulation Element, the City adopted a comprehensive update to the *City of San Rafael Bicycle and Pedestrian Master Plan*. This plan established a “complete streets” directive for the City, triggering numerous bicycle and pedestrian route improvements throughout the City. At a more neighborhood level, in 2006, in partnership with the Transportation Authority of Marin (TAM), the City adopted the *Canal Neighborhood Community-Based Transportation Plan*, which includes numerous programs to improve connectivity and transportation access to the Canal community. Since the adoption of this plan, all of the programs have been implemented including major bicycle and pedestrian improvements along Medway Road. In addition, since 2004, the City has developed and implemented a number of programs promoting use of alternative transportation modes to reduce our carbon footprint including, among others, an Employee Commute Program, Bike-to-Work Day Energizer Program, the purchase of “Green” fleet vehicles, and the “Got Time Marin” commuter toolbox for local businesses.
9. In preparation for the arrival of the SMART commuter rail service, the City completed two “Station Area Plans.” The Downtown SMART Station Area Plan and the Civic Center SMART Station Area Plan are vision documents, which cover ½-mile radius around the two rail stations. This effort implemented programs contained in both the Housing Element and Circulation Element. Further, in preparation for the arrival of SMART, the City was proactive in: a) preparing and implementing a “Day One” readiness program to address anticipated vehicle and rail traffic impacts in Downtown; and b) adopting “Quiet Zones” along the SMART line to address and minimize noise impacts to residents, which is recommended in the Noise Element.
10. The Countywide voter approval of Parks & Open Space Measure A in 2012 has made it possible for the City to fund continued maintenance of and improvements to the City’s parks and open space. The availability of Measure A funds has helped reinforce the policies and programs of the Park and Recreation Element and Open Space Element.
11. The Governance Element includes policies and programs that include partnerships with other local governments and organizations to provide community services and to cost-effectively resolve shared problems. Since 2004, the City has invested in partnerships with a number of other jurisdictions, districts and private entities to maximize services in a cost-effective way. The City partners with, among others:
- ✓ The City of Larkspur, which essentially allows the sharing of chief Fire Dept officers across jurisdictional lines. The Fire Unified Command Agreement with Larkspur permits the respective Fire Chiefs to assist each other’s agencies, so that leadership, supervision, technical oversight, and operational functions of each fire agency occur in a seamless and coordinated fashion.
 - ✓ The City of Novato in the operation of the Hamilton Pool
 - ✓ The Trust for Public Lands for construction of the Canal Community Garden
 - ✓ The Canal Alliance for management of the Canal Community Garden
 - ✓ Terrapin Crossroads for the renovation of Beach Park

<p>12. The Citywide voter approval of Measure E in 2013 has provided additional funds to preserve essential City services for a period of 20 years, which reinforces many of the goals and policies of the <u>Safety Element</u>. Measure E funds, which are collected through sale tax, are instrumental in maintaining rapid emergency police/fire response times, maintaining adequate numbers of on-duty firefighters/paramedics/police, ensuring earthquake safe police/fire stations, maintaining community centers and repairing city streets.</p>
<p>13. A number of actions and improvements have been made to reinforce the recommendations of the <u>Infrastructure Element</u>, in 2006, the City adopted a telecommunication ordinance, which provides a process to ensure that new wireless communication facilities are placed and designed in an organized and visually aesthetic manner. In addition, the City was able to fund and construct a number of small to large capital improvement projects.</p>
<p>14. In support of the <u>Economic Vitality and Governance Elements</u>, the City has made a significant investment in improving technology including, among others:</p> <ul style="list-style-type: none">✓ Launching a “GIS” Program providing an addressed-based data and mapping system✓ Upgrading the City’s telephone system to a network-based voice-over IP system✓ Commencing the use of smart phones and other mobile device for City workers✓ Installing leased fiber communications✓ Launching and operating Granicus on the City website to provide on-line access to public meeting agendas and video archives of the meetings✓ Upgrading Police Department systems to provide enhanced internet access capabilities for mobile data computers✓ Launched “e-permits” into the City’s permit tracking systems and permit archives, making it possible for the public to access and track active permits and to retrieve historic permits.
<p>15. The City has promoted and/or initiated a number of programs to assist the needy, particularly the homeless population, which is recommended by the <u>Housing Element</u>. The programs assisting the homeless population include the development of the San Rafael “Streets Team;” the adoption of an “overlay” district in the Southeast San Rafael area that established special use allowances for permanent emergency shelters; and promoting “REST,” which is a rotating emergency homeless shelter program. Also, the City reinstated the Police Department’s Mental Health Officer position</p>
<p>16. Even with the Great Recession, the City has been able to pursue a number of long-term plans to address programs in the <u>Culture and Arts Element</u>. The San Rafael Public Library Foundation was founded in 2004 with a mission to build a library for the 21st century. Since that time, the Foundation has raised funds for the building of a new library, conducted a fundraising feasibility study, and received a \$25,000 per year grant for ten years from Target Corporation. The Foundation is working in concert with the Library on its initiatives including creating an inclusive community vision for a new library, conducting a needs assessment and building program, and beginning site analysis and public outreach. Further, just last year, the City Council adopted the Library Strategic Plan, which establishes a road map for long-range library facility planning.</p>

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| <p>17. Recently, the City initiated the preparation of a Local Multi-Hazard Mitigation Plan, which is recommended in the <u>Safety Element</u> and is a key tool to qualify for Federal and State grants to fund specific programs in the <u>Sustainability Element</u>.</p> |
| <p>18. The City has completed a number of programs to address the recommendations of the <u>Air and Water Quality Element</u> and the <u>Safety Element</u>. Specifically, the City has been proactive in promoting programs to improve our storm water management practices such as the 2014 comprehensive update to the <i>Integrated Pest Management Program</i>. The City is working with the County of Marin to address stringent changes to the State water quality standards. A major update of the City’s urban runoff pollution prevention ordinance is in-the-works to address the mandates of the City’s NPDES Phase II Storm water Permit.</p> |
| <p>19. To promote and reinforce the recommendations of the <u>Governance Element</u>, the City recently approved the <i>Community Engagement Action Plan</i>. This plan lists a number of actions for improving public communication, outreach, transparency and open government. In addition, through these past years, the City has continued to improve and expand on current communication tools such as the City’s website, social media, The City Manager’s Newsletter, which now has 10,000 subscribers, and emergency text or email notification via Nixle.</p> |
| <p>20. During this period, State laws went into effect dissolving all established Redevelopment Agencies, statewide. In response, the City was successful in dissolving the San Rafael Redevelopment Agency by settling the debt to the State and forming a new “Successor Agency” to oversee many tasks and responsibilities of the dissolved agency.</p> |

Accompanying the Accomplishments listed above, the following amendments were made to the City’s General Plan are listed in Table 2. They range from land use changes to updates in the Elements. The list of amendments is also available on the City’s website under the General Plan 2020 page (<http://www.cityofsanrafael.org/commdev-planning-topics-gp2020/>).

Table 2. General Plan Amendments since 2004

Date	City Council Resolution/ Planning File No.	Element/Policy	Description
12/6/04	Reso # 11682 File #: GPA04-001	Land Use Map	Revised land use designation for 1540 Fifth Ave from 5MR/0 to P/QP.
7/2/07	Reso # 12300 File #: GPA07-003	CON-18f	Added new policy re. green building requirements for civic buildings
8/6/07	Reso #: 12331 File #: GPA05-001	Land Use Map	Revised Loch Lomond Marina land use designations, altering the boundaries of the Marine Related, Neighborhood Commercial, and Conservation land use districts.
12/3/07	Reso #: 12402 GPA07-001	C-5	Modified C-5 to add a LOS standard for the intersection of Third Ave/ Union St.
8/18/08	Reso #: 12557 File #: GPA07-005	Land Use Map	Revised land use designation for 226 Magnolia Ave (Dominican University) from Large Lot Residential to P/QP land use designation.
5/16/11	Reso #: 13142 File #: GPA07-004	Land Use Element Exhibit 11 NH-59	Amend Light Industrial/Office land use description to allow regional serving specialty retail when contained in a building of 50,000 sqft in size on a lot greater than 10 acres. Amend this policy to allow “regional serving special retail uses”.
7/18/11	Reso #: 13212 File #: GPA11-001	Housing Element New Sustainability Element (SU) CON-3 Various	Update of the Housing Element for 2009-2014 (5 year update). Add a new Sustainability Element. Amendment to Conservation element to modify CON-3 (Wetland Preservation policy). Amend various elements of General Plan to eliminate the City’s Project Selection Process.
1/5/15	Reso #: 13863 File #: GPA14-001	Housing Element	Update of the Housing Element for 2015-2023 (8 year update).

Source: City of San Rafael, City Council Resolution #11682, #12300, #12331, #12402, #12557, #13142, #13212, #13863

Summary of Planning Related Updates Since 2004

Adoption of a Sustainability Element

A Sustainability Element was adopted in 2007 to address the City's Climate Change Action Plan (CCAP) and Qualified Greenhouse Gas (GHG) Emissions Strategy. The CCAP sets goals and implementation strategies for achieving a 25 percent reduction of greenhouse gases by 2020 and an 80 percent reduction by 2050, following State targets. The Sustainability Element aims to promote environmental, economic and social equity, in concert with strategies through CCAP, to preserve qualities that make San Rafael a great place to live.

Housing Element Update during the 10-Year Review Period

The 2009-2014 Housing Element, an update to the Housing Element in the General Plan, was adopted in 2011. The City was required by State law to meet the Regional Housing Needs Allocation (RHNA) of 1,403 units assigned by the Association of Bay Area Governments (ABAG) for the 2007-2014 RHNA period. A Housing Element that planned for adequate sites to accommodate the RHNA was adopted by the City and certified by the State Department of Housing and Community Development (HCD).

The City obtained certification for the 2009-2014 Housing Element. It featured updated housing data and an inventory of sites to accommodate the RHNA. The Housing Element was also compliant with new State mandates, including Senate Bill 2 (2007) – provision for emergency shelters by right.

Subsequently, San Rafael's Housing Element was updated and certified for the 2015-2023 planning period. A number of new requirements were met in order to obtain certification and qualify for transportation funding under Plan Bay Area. In addition to meeting a RHNA of 1,007, the 2015-2023 Housing Element is in compliance with the following legislation:

- Senate Bill 2 (emergency shelters by right).
- Assembly Bill 1866 (facilitating accessory dwelling unit development and Second Unit Law).
- Senate Bill 375 (compatibility with Sustainable Communities Strategy).
- Senate Bills 520 and 812 (Reasonable accommodations for persons with disabilities).
- Government Code 65915 (State Density Bonus Law).

The update to the 2009-2014 Housing Element for the 2015-2023 planning period was developed concurrently with this General Plan 10-year Review and was adopted by City Council on January 5, 2015 then certified by HCD on January 23, 2015.

Loss of Redevelopment

The State's decision to eliminate redevelopment has significant consequences on the implementation and continuation of certain General Plan programs. The abrupt end to redevelopment in 2012 left cities with few options to make up for the elimination of redevelopment agencies in many cities across the State. The 10-year General Plan Review provides an opportunity to reconsider the policies and programs designed around redevelopment leads. Several programs are targeted for removal because the Redevelopment Agency is no longer available to see them through. Consequently, responsibilities in related programs were redistributed due to loss of funds and staffing. The Housing Element section under *Program Evaluation by Element* describes the required changes resulting from the loss of the Redevelopment Agency.

The loss of redevelopment has impaired the ability to carry out numerous Housing Element programs without changes to bring them up to date, as shown in the Housing Element section of Program Evaluations by Element.

Completion of Station Area Plans and Design Plans

With the adoption of the Downtown Station Area Plan, the Civic Center Station Area Plan and the Canal Conceptual Design Plan, several programs require updates to account for these new planning documents (see Table 3. *References to Station Area and Design Plans*). The planning for the Sonoma Marin Area Rail Transit (SMART) rail lines and the future opening of stations in San Rafael’s Civic Center and Downtown have created opportunities for station area planning and development. The acceptance of the Downtown Station Area Plan and the Civic Center Station Area Plan established the framework to create mixed-use environments supported by transit, which touches upon the policies and programs in various areas of the General Plan.

Table 3. References to Station Area and Design Plans

General Plan Element	General Plan Program	Proposed Action
Housing	H-18g. Revisions to the Parking Standards	Remove. Program content will be addressed in the revised program “Downtown Station Area Plan”
Housing	H-22a. Higher Density Infill Housing Near Transit	Completed. Integrate within revised programs “Downtown Station Area Plan” and “Civic Center Station Area Plan.”
Housing	H-22b. Station Area Plans	Completed. Integrate within revised programs “Downtown Station Area Plan” and “Civic Center Station Area Plan.”
Neighborhoods	NH-15a. Downtown Vision	Completed
Neighborhoods	NH-36a. Zoning Ordinance	Completed, Carry Forward
Neighborhoods	NH-36b. Transit Service	Completed, Carry Forward, Amend Text to include supporting SMART and pursuing implementation of the Downtown Station Area Plan
Neighborhoods	NH-74a. Design Plan and Vision for the Canalfront	Carry Forward, Amend Text to reference Canalfront Conceptual Design Plan
Community Design	CD-1b. Finer Grain Design Qualities	Carry Forward, Amend Text to reference Downtown and Civic Center Station Area Plans
Community Design	CD-5a. Views	Carry Forward, Amend Text to reference Canalfront Conceptual Design Plan
Community Design	CD-20a. Sign Ordinance	Carry Forward
Sustainability	SU-1a. Transportation Alternatives	Carry Forward
Noise	N-6b. Mixed-Use	Completed, Delete Program
Neighborhoods	Policy NH-88. Sonoma Marin Area Rail Transit (SMART) Station	Amend Text

Overview of Required Actions on Programs

For most General Plan Elements, programs will simply be carried forward into the updated General Plan. The general success or lack of significant action during the planning period calls for many programs to be continued. This may involve changing the timeframe from short-term to long-term. For example, the majority of short-term programs under the Community Design Element are proposed for modification, and eight of these programs would be changed from short-term to long-term time frames due to lack of staff resources or partial implementation. Table 4. *Summary of Actions for Short-Term Programs* shows the number of programs under each Element that can be carried forward.

Programs requiring changes can generally be grouped into three categories: completed, deleted and revised. Text amendments and revisions are common changes that respond to new circumstances, such as the completion of station area plans, SMART service, or changes in responsible parties. All text changes to policies and programs will require a General Plan amendment action, which will be prepared and processed following the 10-year review of the General Plan.

For several Elements, substantial changes require adjustments in program text. Programs may be deleted for a number of reasons, including the dissolution of redevelopment, other circumstances that render the program unviable, and completion of the program. Three programs are proposed for deletion because of redevelopment, four programs proposed actions that are already being done as a matter of course, and seven programs would be deleted for other reasons unrelated to completion. A program's completion is the most common reason for the deletion. Adoption of ordinances and plans has led to the completion of several programs in Land Use, Housing, Neighborhood, Community Design, Infrastructure, Sustainability, Conservation, and Air and Water Quality.

Table 4. Summary of Actions for Short-Term Programs

General Plan Element	Short-Term/ Annual Programs	<i>Carried Forward into Updated General Plan</i>	<i>Completed/ Delete/Revise</i>
Land Use	10	7	3
Housing (adopted in 2015)	n/a	n/a	n/a
Neighborhood	25	12	13
Community Design	19	9	10
Economic Vitality	8	7	1
Circulation	7	6	1
Infrastructure	6	4	2
Governance	4	2	2
Sustainability	37	24	13
Culture and Arts	11	5	6
Parks and Recreation	12	9	3
Safety	4	3	1
Noise	4	3	1
Open Space	0	0	0
Conservation	10	8	2
Air and Water Quality	2	1	1

Program Evaluation by Element

The following provides an overview of the proposed updates to programs throughout the General Plan.

Land Use Element

Ten programs have short-term timeframes in the Land Use Element. Seven of these programs are being carried forward into an updated Land Use Element through a General Plan amendment; Table 5 describes the continuing actions.

Programs related to Urban Service boundaries were carried forward, with an announcement from the Marin Local Agency Formation Commission (LAFCO) in late 2013 it will initiate a boundary review study. One of the areas targeted for study is the unincorporated “Country Club” neighborhood, located east of Montecito.

Programs proposing zoning ordinance revisions have either been completed or are in the process of being completed. These programs include work on the zoning of child care facilities and completing industrial land use designations changes. Programs with short-term timeframes that require continuing long-term activities, such as review and comments on projects as they come in, were continued (See Table 5. Land Use Programs Continued below).

Table 5. Land Use Programs Continued

General Plan Program	Continuing Action
LU-4a. Reasonable Interim Uses.	Application is reviewed on a case-by-case basis
LU-5a. Urban Service Area Review.	Boundary review study will be initiated by County
LU-6a. LAFCO.	Marin LAFCO initiating a countywide study of special districts and unincorporated areas
LU-7a. Development Adjacent to San Rafael.	City reviews on such applications as they come
LU-19a. Zoning for Childcare Programs.	City staff is currently reviewing an ordinance
LU-19b. Fees for Childcare Programs.	City staff is currently reviewing an ordinance
LU-23d. Industrial Zoning Districts.	Not completed

Three programs have been proposed for deletion and one program has been proposed for a timeframe change. *LU-20a Hotel Zoning* and *LU-21a Ministorage Zoning* both have provisions that were amended in the zoning ordinance and are now considered complete. These programs are recommended for removal. *LU-23c. Live/Work Regulations* will be continued because the City has not received interest to warrant revision of the ordinance. See Table 6 below for a brief summary.

Table 6. Land Use Program Actions Required

General Plan Program	Proposed Action
LU-20a. Hotel Zoning.	Completed, Delete Program
LU-21a. Ministorage Zoning.	Completed, Delete program
LU-23c. Live/work Regulations.	Change to Long-term

The General Plan Land Use map will also be updated to correct instances where the land use map and parcel map exhibit inconsistencies. The map revisions would include corrections to the land use designation of parcels that currently do not have designations reflecting established land use categories. For instance, parcels that were identified as “Right-of-Way” or “Median” in the Geographic Information

Systems (GIS) map, which do not correspond to approved land use designations, will be revised to an established category such as “Public/Quasi-Public” or a category that is consistent with the surrounding land use. Another mapping revision involves setting a designation for parcels outlined in the bay and would include the adoption of a new land use category. Waterway and submerged tideland parcels in the bay are identified as “Water” parcels, although “Water” currently is not a formal land use designation. Through a General Plan Amendment, the “Water” land use designation would be established for these parcels, to coincide with a “W” (Water) zoning district.

Housing Element

The 2015-2023 Housing Element was adopted by City Council on January 5, 2015. The Element was certified by the Department of Housing and Community Development on January 23, 2015, acknowledging that the Housing Element complied with the processes established under State Housing Element Law (Government Code 65580-65589.8) and addressed projected housing needs. Following the streamlined update process provided by HCD, the City updated the background information, policies and programs using the previously certified Housing Element as a foundation. This process promoted targeted updates that allowed the City to build upon the policy and program framework of the 2009-2014 Housing Element, and as such, carried forward successful policy directions and encouraged a reevaluation on how existing programs can be modified for the new Housing Element.

As part of the 2015-2023 Housing Element update, a number of changes were made after considering program accomplishments and analyzing methods to more effectively structure programs. The 2009-2014 Housing Element contained a total of 82 programs. Since the adoption of the last Housing Element, several programs have become unviable. Other programs could be consolidated with related programs in order to streamline the programs section. A number of changes were made after considering program accomplishments and analyzing methods to more effectively structure programs. The Housing Element programs section was reorganized with the consolidation, removal and revision of certain programs, but the principles and intentions of these programs mostly remained the same. The Housing Element policies section has been simplified to 49 programs.

Several new programs were added into the 2015-2023 Housing Element programs: H-7c “Preserving Existing Rental housing Affordable to Low Income Households through Ongoing Affordability Restrictions,” H-9c “Housing Opportunities for Persons Living with Disabilities,” H-11b “Junior Second Units,” H-15b “Civic Center Station Area Plan,” and H-19a “Sustainable Policies and Programs.” H-7c describes affordability monitoring activities to be conducted. H-9c reflects the City’s desire to cooperate with Golden Gate Regional Center (a state-funded nonprofit organization serving individuals with developmental disabilities in Marin, San Francisco and San Mateo counties) to implement an outreach program. H-11b introduced junior second units as an affordable housing alternative that can count towards the City’s Regional Housing Needs Allocation. H-15b addresses development around the Civic Center area. H-19a links the policies and programs in the Sustainability Element to the Housing Element in order to promote the application of resource conservation policies in housing development. Some programs also received notable revisions. H-17d “Efficient Project Review” now includes text referencing concurrent processing, density bonus incentive information, and CEQA exemption allowance H-18a “Inclusionary Housing Nexus Study” includes a nexus study component before any ordinance amendments.

With the recent adoption of the 2015-2023 Housing Element in January 5, 2015, the General Plan Amendment following this 10-year review will not include edits to the Housing Element.

Neighborhoods Element

The changes proposed for Neighborhood Element programs include the following:

- All short-term programs that are proposed for deletion were completed.
- Programs are changed from short-term to long-term if there has been limited progress.
- All programs under the policy *NH-118 Loch Lomond Marina* require text amendments to reflect that implementation has started but the project has not been completed.

In addition to the proposed amendment of 13 short-term programs in the Neighborhood Element, three long-term policies would also require updates:

- The completion of San Rafael Corporate Center affects the Lindero Office District and as a result *NH-39 Lindero Office District Design Considerations*.
- *NH-86 Design Considerations for Development in the Vicinity of the Civic Center* will need to be updated to reflect the completion of the Civic Center Station Area Plan.
- With the construction of the Sonoma Marin Area Rail Transit line and the completion of the station area plans, *NH-88 Sonoma Marin Area Rail Transit (SMART) Station* requires text amendments to show the changes.

The Table 7 and Table 8 below provide a summary of proposed short-term program and policy changes in the Neighborhoods Element.

Table 7. Neighborhood Short-Term Program Actions Required

General Plan Program	Proposed Action
NH-18a. Hotel/Cineplex	Amend Text - responsibility of lead staff
NH-36b. Transit Service	Amend Text to a) include supporting efforts by SMART; b) implement Downtown Station Area Plan
NH-54a. Expansion of the NC District	Completed, Delete Program
NH-74a. Design Plan and Vision for the Canal front	Amend Text to reference Canalfront Conceptual Design Plan
NH-75a. Zoning Ordinance (Canal Waterfront Use)	Completed, Delete Program
NH-76a. Maritime Service Demand	Change to Long-term, and remove City Manager lead
NH-94b. University Housing	Change to Long-term
NH-95a. Barbier Park/Gold Hill	Completed, Delete Program
NH-118a. Project Design and Review (Loch Lomond Marina)	Amend Text - Reference that project review process and approved design comply with this program
NH-118b. Common Area Maintenance (Loch Lomond Marina)	Amend Text – Reference implementation
NH-118c. Bird-watching (Loch Lomond Marina)	Amend Text – Approved project implements the program
NH-119a. Rezone Marin Islands	Completed, Delete Program
NH-156a. Eichler Homes	Change to Long-term

Table 8. Neighborhood Policy Text Revisions Required

General Plan Policy	Proposed Action
NH-39. Lindaro Office District Design Guidelines	Amend Text – Lindaro Office Center is the only development site and will be built-out soon
NH-86. Design Considerations for Development in the Vicinity of the Civic Center	Amend Text - reference completed Civic Center Station Area Plan
NH-88. Sonoma Marin Area Rail Transit (SMART) Station	Amend Text – SMART scheduled for operation in 2015

Community Design Element

Most short-term programs are reported as having no action required or are on-going in the Community Design Element. As a result, the majority are being carried forward. The timeframes of many short-term programs are proposed to be extended to reflect the on-going status. More than half of the short-term programs in the Community Design Element will need to be changed from a short-term to a long-term timeframe. Table 9 below provides a summary of those actions.

Table 9. Community Design Short-Term Program Actions Required

General Plan Program	Proposed Action
CD-3b. Development Standards (Neighborhoods)	Change to Long-term
CD-4a. Historic Resources	Change to Long-term
CD-4b. Adaptive Reuse	Change to Long-term
CD-4c. Sign Ordinance	Change to Long-term
CD-4d. Design Guidelines	Change to Long-term
CD-5a. Views	Amend to reference Canalfront Plan
CD-10b. Compatibility of Patterns	Change to Long-term
CD-10c. Successful Design Portfolio	Change to Long-term
CD-11a. Compatibility of Building Patterns	Change to Long-term
CD-12a. Landscaping	Change to Long-term

Economic Vitality Element

In the Economic Vitality Element, nearly all short-term programs are proposed for continuation because they are on-going actions. Several short-term accomplishments can be reported:

- EV-2e. Street Vendors – A mobile vendor ordinance was adopted.
- EV-7a. Green Business Practices – Sustainability webpages were launched. The obtained a green business certification for City Hall. Green business is promoted through the Chamber of Commerce by City staff.
- EV-8a. Industrial Zoning – Industrial zoning has been retained.
- EV-11a. Home Occupations – Partially implemented. Zoning amendments have been drafted.
- EV-13a. Zoning Regulations (Business Areas) – Zoning amendments have broadened allowances in commercial and industrial areas. The City is drafting of a more streamlined review process.
- EV-15b. Neighborhood Upgrades – Bicycle and pedestrian infrastructure improvements have been made and continue to be incorporated into individual development projects.

- EV-17a. Pre-submittal Process – Pre-application and conceptual review has been promoted. Processes were updated since their development.

The only program proposed for removal is *EV-8b. Day Laborers*, which proposes identifying a center of employment for day laborers. No action has been taken on the program.

Table 10. Economic Vitality Program Actions Required

General Plan Program	Proposed Action
EV-8b. Day Laborers	Delete Program

Circulation Element

The Circulation Element includes one program (*Program C-6a. Update Proposed Circulation Improvements*) that is an on-going task requiring an update to exhibits (e.g., Exhibit 21 – Major Planned Circulation Improvements) within the element. There are also six short-term programs, all of which are proposed to be carried forward. Most of the short-term programs have achieved major milestones but require some ongoing efforts, including:

- C-2a. Local Transportation Tax – Measure A (local ½ cent tax) passed in 2004. Securing additional funding for transportation within the County is an ongoing process.
- C-11e. Reduction of Single Occupancy Vehicles –The City has made infrastructure improvements including bike lockers, bike racks and pedestrian facilities. It has also pursued preferential parking, bike facilities and bus shelters in projects.
- C-20a. Transit Hubs – The Downtown Station Area Plan and Civic Center Station Area Plan passed in 2012. The City will continue to collaborate with transit agencies and make infrastructure improvements.
- C-26c. Bicycle Parking – The Bicycle and Pedestrian Master Plan has been updated since 2004. Implementation has been underway.
- C-27b. Prioritizing Pedestrian Improvements – Significant infrastructure improvements have been made. Public Works continues to meet with the Bicycle Pedestrian Advisory Committee every six months.
- C-33b. Commuter Parking – Commuter services are considered in Station Area Plans. Minimal action has been taken so far with lack of available staff time and funding.

In addition, a new program has been proposed for the use of Vehicle Miles Traveled (VMT) as a measurement to determine the environmental impacts of transportation. The program will link City policies to updated CEQA guidelines that will go into effect in January 2016 (SB 743). For CEQA review of development projects, the VMT methodology will replace the LOS methodology. However, LOS policies and programs will remain in the General Plan, and projects will continue to be reviewed for consistency with these policies and programs. See the Circulation table in Appendix A.

Table 11. Circulation Program Actions Required

General Plan Policy/ Program	Proposed Action
C-5.1. Alternative Measurements of Traffic Impact	New proposed policy responding to Senate Bill 743, addressing use of VMT as a measure of transportation impact
C-5.1a. Develop a VMT Analysis	New program for Policy C-5.1 to use VMT in traffic impact assessment where appropriate

Infrastructure Element

Two short-term programs have been proposed for removal in the Infrastructure Element, see Table 12. Infrastructure Short-Term Program Actions Required) *I-12a. Consolidation of Services* has been proposed for removal. *I-15b. Telecommunication Ordinance* has been completed. A wireless telecommunications ordinance was adopted in 2004, which has set up permitting procedures and regulations for wireless infrastructure and the Ordinance has been amended two times to reflect changes in Federal regulations.

Table 12. Infrastructure Short-Term Program Actions Required

General Plan Program	Proposed Action
I-12a. Consolidation of Services	Delete Program
I-15b. Telecommunication Ordinance	Completed, Delete Program

Governance Element

Four short-term programs were listed under the Governance Element. Two of the programs were implemented to some degree and will be carried forward. The accomplishments are listed below:

- G-18c. Zoning Allowance (Support for Special Needs Groups) – Partially implemented. Transitional and supportive housing definitions were amended in the ordinance.
- G-24b. New Revenue Sources for City Services and Infrastructure
 - Measure S, ½ cent local sales tax, passed in 2005.
 - Measure E, local sales tax to ¾ cent, passed in November 2013.
 - Measure C, a Special Library Parcel Tax, passed in 2010.
 - Measure I, a special paramedic services tax, passed in November 2010.

The other two short-term programs outlined in the Governance Element require minor text amendments as described in Table 13 below.

Table 13. Governance Short-Term Program Actions Required

General Plan Program	Proposed Action
G-9b. Recognition and Feedback (Advisory Committees)	Amend Text – Remove “Conduct exit interviews with board and commission members when they complete their service to assess commission performance.”
G-12b. Voter Participation (Local Elections)	Amend Text – Website completed;

Sustainability Element

Considering the Sustainability Element is relatively new, most short-term programs will be continued. However, the City has reported on a number of accomplishments on several programs that need to be amended or revised to carry them forward. The accomplishments include the following:

- In 2009, the City adopted the Climate Change Action Plan.
- The City updated its greenhouse gas inventory in 2013 and expects to update the inventory every five years.
- Green building regulations were amended in 2013 to replace the LEED/Build-it-Green regulations with statewide CalGreen regulations.
- A Sustainability Coordinator position was created in 2011 and made full-time in 2013.
- A number of outreach efforts were implemented, including a Resilient Neighborhoods and Businesses program, a sustainability webpage and green festivals.
- A Construction and Demolition Debris Ordinance and a Single-Use Carryout Bag Reduction ordinance were adopted.
- In 2011, the City adopted a Zero Waste Goal and Strategic Plan.
- As of November 2013, a green purchasing policy has been put in place.
- The City has encourage the installation of new charging stations, amending an ordinance to incorporate charging station requirements and installing charging stations at several public facilities.
- The proposed removal of most programs is due to adoption of ordinance amendments proposed in Sustainability Element programs.
- Two programs (SU-13f and SU-13g) related to the installation of street lights and traffic signals around the City have been partially implemented and will be carried forward.

The following table outlines the proposed amendments to the short-term programs in the Sustainability Element to reference the accomplishments.

Table 14. Sustainability Short-Term Program Actions Required

General Plan Program	Proposed Action
SU-3b. Charging Stations for Private Facilities.	Completed, Delete Program
SU-4b. PACE Financing.	Completed, Delete Program
SU-4d. Wind and Solar.	Completed, Delete Program
SU-5a. Green Building Regulations	Completed, Delete Program
SU-6c. Parking Lot Landscaping.	Completed, Delete Program
SU-9a. Zero Waste.	Amend Text - Revise program text to acknowledge adopted goal/strategic plan
SU-9f. Construction Debris.	Completed, Delete Program
SU-9h. Non-Recyclable Single Use Items.	Completed, Delete Program
SU-9i. Commercial and Multi-Family Recycling.	Completed, Delete Program
SU-12d. Sustainability Coordinator.	Completed, Delete Program
SU-12e. Sustainability Commission.	Amend Text - Reference the CCAP Quarterly Forum.
SU-13d. Green Purchasing.	Completed, No Recommendation Yet
SU-13e. Energy Audits Municipal Buildings	Completed, Delete Program

Culture and Arts Element

Approximately half of the short-term programs in the Culture and Arts Element were completed. The County completed the Marin Center Renaissance Conceptual Plan, and the City completed phases of the Falkirk Master Plan. One program has been proposed for change to a long-term timeframe, as referenced in Table 15 below.

Table 15. Culture and Arts Short-Term Program Actions Required

General Plan Program	Proposed Action
CA-1a. Community Vision of Culture and Arts in San Rafael	Completed, Delete Program
CA-1b. Promotion of Cultural Offerings	Completed, Delete Program
CA-6c. Community Art Contributions	Completed, Delete Program
CA-8a. Marin Center	Completed, Delete Program
CA-9a. Falkirk Master Plan	Completed, Delete Program
CA-13a. Inventory Update	Change to Long-term

Parks and Recreation Element

The Parks and Recreation Element has 12 short-term programs, nine of which are proposed for continuation. The programs listed below can be carried forward but will require funding sources to implement:

- PR-3a. Neighborhood Recreational Needs.
- PR-4a. All-Weather Fields.
- PR-6a. Community Center Improvements.
- PR-7a. Community Park Improvements.
- PR-8a. Neighborhood Park Improvements.
- PR-24a. Rental Residential Contributions.

Three programs are proposed for removal, of which two were due to completion and one was due to a dropped project.

- Completed: PR-11a. High School and University Pools – San Rafael residents now have access to pools in San Rafael schools.
- Completed: PR-16a. Community Gardens – The Terra Linda Community Garden and the Canal Community Garden opened in 2013, with Canal Alliance serving as a managing partner.
- Dropped: PR-7b. Marin History Museum – The expansion program for the Marin History Museum has been dropped by the museum.

Table 16. Parks and Recreation Short-Term Program Actions Required

General Plan Program	Proposed Action
PR-7b. Marin History Museum	Delete program
PR-11a. High School and University Pools	Completed, Delete Program
PR-16a. Community Gardens	Completed, Delete Program

Safety Element

Many short-term and long-term programs require amendments to respond to changes that have occurred since the adoption of the 2004 General Plan. The following list, Table 17 and Table 18 provide a summary of proposed edits to short-term and long-term programs:

- The Fire Department reviews new development proposals for hazardous materials to determine compliance but CUPA and other agencies are involved in grander hazardous material matters.
- Changes need to be made to the several policies: *S-12 Use of Environmental Databases* in Development Review; *S-13 Potential Hazardous Soils Conditions*; and *S-14 Hazardous Materials Storage, Use and Disposal*.
- The Community Emergency Response Team (CERT) neighborhood training program has also replaced the Disaster Area Response Team (DART) and text amendments are required to reflect the change.

Table 17. Safety Short-Term Program Actions Required

General Plan Program	Proposed Action
S-13b. Hazardous Soils Cleanup	Amend, or remove - Fire Dept. reviews development proposals for hazardous materials to determine compliance but CUPA and other agencies are involved in greater efforts.

Table 18. Safety Long-Term Program Actions Required

General Plan Program	Proposed Action
S-12. Use of Environmental Databases in Development Review	Amend Text - Fire Dept. no longer has capabilities listed.
S-14. Hazardous Materials Storage, Use and Disposal	Amend Text - Fire Dept. no longer has capabilities listed and the CUPA program has relocated to Marin County DPW.
S-25. Disaster Preparedness	Amend Text - DART has been replaced with CERT.
S-26. Public Safety Training	Amend Text - DART has been replaced with CERT.
S-30. Fire Protection Ordinance	Amend Text - Ordinance #1856 adopts WUI standards in SRMC Chapter 4.12.
S-33. Training of Citizen Police Academy and DART Graduates	Amend Text - DART has been replaced with CERT.
S-40. Neighborhood Educational Program	Amend Text - DART has been replaced with CERT.

Noise Element

In the Noise Element, some measures that have been implemented since the 2004 adoption of the General Plan 2020 include the following:

- Council directed staff to proceed to establish “Quiet Zones” along the SMART corridor and at-grade crossings and in residential areas bordering the rail line for the SMART initial operating segment.
- The use of rubberized asphalt material for repaving Point San Pedro Road, which has noise-reducing qualities.
- Collaboration with the County of Marin to install sound attenuating material along the full length of Point San Pedro Road from Union to Biscayne. The material will be evaluated for use in other areas after completion.

In addition, Caltrans completed the US101 “Gap Closure” project through Central San Rafael, which included relocating and re-building the noise walls flanking the freeway. The new noise wall construction included the installation of more up-to-date noise buffering measures, including a surface application that absorbs, rather than deflects, noise.

Of the four short-term programs, only one - *N-6b Mixed-Use* - is proposed for removal, as it is completed, see Table 19. The completion of office and commercial zoning to allow mixed use near transit and the adoption of station area plans in 2012 has met action items in Program N-6b.

Table 19. Noise Short-Term Program Actions Required

General Plan Program	Proposed Action
N-6b. Mixed-Use	Completed, Delete Program

Open Space Element

There are no short-term programs in the Open Space Element. Open Space Element accomplishments are reported in Table 1 at the beginning of this report.

Conservation Element

The Conservation Element has 12 short-term programs, of which three programs are recommended for removal. The completion of the programs was due to the adoption of the Green Building ordinance and the employee commute program.

Since the 2004 adoption of General Plan 2020, the City adopted a green building ordinance in 2010 and updated the ordinance in 2013. The 2013 green building code amendments deleted the Leadership in Energy & Environmental Design (LEED) standards and replaced them with the more universally-applied Cal Green standards, implemented under State mandate in 2010 to address green building construction practices for new residential and non-residential buildings. The City has also taken further steps to promote energy conservation through reduction of building permit fees for roof-mounted photovoltaic (solar) panels.

The City has been raising awareness of conservation among staff and switching over to energy efficient equipment.

- A “Green Team” was established to promote recycling and resource-efficiency.
- Installation of energy efficient equipment in City Hall has increased energy efficiency.
- The adoption of the Employee Commute Program in 2013 promoted walking, bicycling, carpooling, taking transit and using energy-efficient vehicle to get to work.
- Hybrid vehicles and biodiesel equipment were incorporated into the Public Works fleet.

Table 20 outlines the short-term programs proposed for deletion, all of which are due to completion.

Table 20. Conservation Short-Term Program Actions Required

General Plan Program	Proposed Action
CON-18a. Energy-efficient Homes	Completed, Delete Program
CON-18e. LEED Program	Completed, Delete Program
CON-23a. City Carpool	Completed, Delete Program

Since many programs in the Conservation Element share similar goals and interests with the Sustainability Element, moving programs from the Conservation Element to the Sustainability Element – possibly starting from CON-17 onward – may make sense for both Elements.

Air and Water Quality Element

The City has many provisions in its plans and ordinance to directly or indirectly improve air and water quality, as described in the Air and Water Quality Element. Most programs are long-term or on-going, but accomplishments were made in the two short-term programs:

- *AW-3a. Particulate Matter Pollution Reduction* is still on-going as the City considers new ways to reduce air pollution.
- *AW-4b. Fireplaces and Wood burning Stoves* has been completed and will be removed. In 2007, the City adopted a Municipal Code amendment regulating emissions through wood burning.

Table 21. Air and Water Quality Short-Term Program Actions Required

General Plan Program	Proposed Action
AW-4b. Fireplaces and Woodburning Stoves	Completed, Delete Program

Next Steps

This report was prepared to provide a review of the changes the city has experienced over the past ten years and the accomplishments that have been made, with the purpose of amending programs within the Elements of the City’s General Plan. The *Program Evaluation by Element* section of this report provides summaries of required program actions; *Appendix A* contains more detailed descriptions on proposed program changes for the General Plan Amendments.

The preparation of this 10-Year Status Report has established the basis to also carry out Land Use Map amendments. The refinement of the Land Use Map will correct inconsistencies to ensure that land uses reflect the intended General Plan designations. When the proposed changes in this 10-Year Status Report and the Land Use Map adjustments are incorporated into the General Plan, they will be brought back to the Planning Commission and City Council for review and adoption. The process to implement the General Plan Amendments begins with the approval of this 10-Year Status Report by Planning Commission and City Council.

APPENDIX A: General Plan Review Matrices with Department Responses

The following tables outline the contributions from department directors that are invested in the General Plan and the proposed updates to programs throughout the General Plan.¹

¹ Note that the format of the Housing Element table varies from other tables in the following section as a result of the 2015-2023 Housing Element update. Since the programs are part of the recently adopted Element, there are no recommendations for changes. A brief description of the update is provided to note the change from the previous Element. In addition, task summaries are presented to assist in annual Housing Element reporting to the State.

APPENDIX A: General Plan Review Matrices with Department Responses

<p>San Rafael General Plan: 10-year Report Card <i>Review of progress made on short-term programs and select long-term programs.</i></p>	<p><u>Departments:</u> A: City Attorney CD: Community Development CM: City Manager CS: Community Services ED: Economic Development F: Fire P: Police PW: Public Works</p>
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LAND USE

Goal 1: Growth to Enhance Quality of Life					
#	Policy	Department	Timeframe	Programs	Activity
LU-1	Planning Area and Growth to 2020	CD, PW, ED	Ongoing	LU-1a. Five-Year Growth Assessment	CD: LU-1a. Program being implemented as part of this 10-year review. No major changes in growth assumptions included in this review. However, traffic mitigation improvement list is being updated as part of this effort. Recommendation: Carry forward.
LU-2	Development Timing	CD, PW, F, P, A	Ongoing	LU-2a. Development Review. (Long-Term)	CD: LU-2a. On-going. Timing of development reviewed for each new development project, particularly in the traffic-sensitive areas of Downtown, East San Rafael and Northgate/North San Rafael. Recommendation: Carry forward.
LU-3			Long-term/ Ongoing		No change on long-term and ongoing programs.
LU-4	Reasonable Interim Use of Property	CD	Short-term	LU-4a. Reasonable Interim Uses. <i>(establish uses that allow for interim uses in areas with limited traffic capacity)</i>	CD: LU-4a. Completed. Zoning ordinance includes allowances for reasonable, interim land uses in most zoning districts through temp Use Permit. Application is reviewed on a case-by-case basis. Recommendation: Carry forward.

#	Policy	Department	Timeframe	Programs	Activity
LU-5	Urban Service Area	CD	Short-term	LU-5a. Urban Service Area Review	CD: LU-5a. Adjustments to the Urban Service Area boundaries were made in 2006 to exclude the Silveira/St. Vincent’s properties in North San Rafael. In late 2013, Marin LAFCO staff reported that a boundary review study will be initiated for the County. Recommendation: Carry forward.
LU-6	Annexation	CD	Short-term	LU-6a. LAFCO (remove St. Vincent’s and Silveira properties from Sphere of Influence)	CD: LU-6a. Discussions with Marin LAFCO staff have begun to implement this policy. In 2006, amendments were made to the City’s Urban Service Area and Sphere of Influence boundaries to exclude the Silveira/St. Vincent properties. Marin LAFCO initiating a countywide study of special districts and unincorporated areas, and will include study of whether the already developed unincorporated islands should be annexed into the City of San Rafael. Recommendation: Carry forward.
LU-7	Land Use Planning in Surrounding Jurisdictions	CD	Short-term	LU-7a. Development Adjacent to San Rafael	CD: LU-7a. On-going. As development projects are proposed near or adjacent to the City of San Rafael, the City reviews and comments on such applications. Since the adoption of the San Rafael General Plan 2020 in 2004, the City reviewed and commented on projects such as the San Rafael Quarry Reclamation Plan and Operations, the Larkspur Station Area Plan, and 650 North San Pedro Road, among others. Recommendation: Carry forward.
LU-8 thru LU-18			Long-term/ Ongoing		No change on long-term and ongoing programs.
Goal 2: Balance and Diversity					
#	Policy	Department	Timeframe	Programs	Activity
LU-19	Childcare	CD	Short-term	LU-19a. Zoning for Childcare Programs (allowable in all zones except hillside resource res., hillside res, water and open),	CD: LU-19a. Completed and in-process. Zoning Ordinance amendments were made in 2005 which allow childcare centers in a broader range of zoning districts. City staff is currently reviewing and will be proposing zoning ordinance changes to streamline the land use approval process for large child day care homes. Recommendation: Carry forward.

				LU-19b. Fees for Childcare Programs (<i>waive application and permit fees, and possibly traffic mitigation fees, for childcare centers</i>)	CD: LU-19b. As noted under Program LU-19a above, City staff is currently reviewing and proposing zoning ordinance changes to streamline land use permit review for large child care homes. This effort includes a proposal to lower the level of permit review, which includes a substantially-lower permit fee. Recommendation: Carry forward.
LU-20	Hotels, Motels and Inns	CD	Short-term	LU-20a. Hotel Zoning (<i>incorporate height bonus and FAR exemption</i>)	CD: LU-20a. Completed. Zoning ordinance has been amended to include a height bonus and FAR exemption for hotel uses proposed in commercial zoning districts. Recommendation: Delete program.
LU-21	Ministorage and Storage	CD	Short-term	LU-21a. Ministorage Zoning (<i>use allowance and location limitation</i>)	CD: LU-21b. Completed. Zoning ordinance has been amended to incorporate allowances and locational limitations for mini- and self-storage land uses. Recommendation: Delete program.
LU-22			Long-term /Ongoing		No change on long-term and ongoing programs.
LU-23	Land Use Map and Categories	CD	Short-term	LU-23c. Live/Work Regulation (<i>designed for combined residential and business</i>), LU-23d. Industrial Zoning Districts (<i>FAR</i>)	CD: LU-23c. Not started. The City has not received any interest in live/work type uses. Therefore, the current regulations have not been updated. Updating will occur when there is more interest and additional staff resources. Recommendation: Carry forward and modify time to long-term. CD: LU-23d. Not completed for Industrial land use designation. However, in 2009, amendments were made to the Light Industrial/Office land use designation to incorporate allowance for regional-serving specialty retail land uses. Recommendation: Carry forward.

HOUSING (2015-2023 HOUSING ELEMENT)

Goal 3: Housing Needs						
#	Policy	Dept.	Timeframe	Programs	Change from the 2009-2014 HE	Projected Activity (Summary of Tasks for Annual Reporting)
H-1	Housing Distribution	CD, ED	Annual	H-1a. Annual Housing Element Review	Maintained program from previous Housing Element.	<p>Task Summary: Provide an annual report for public review that will document:</p> <ul style="list-style-type: none"> • San Rafael's annual residential building activity, including identification of any deed restricted affordable units; • Progress towards the Regional Housing Needs Allocation since the start of the planning period; and • Implementation status of Housing Element programs <p>Responsibility: CD Timeframe: Annual.</p>
H-2	Design that Fits into the Neighborhood Context	CD	Mid Term	H-2a. Design Concerns of Single-Family Homes.	Maintained program from previous Housing Element.	<p>Task Summary: Examine and amend, as needed, zoning regulations and guidelines for single-family homes</p> <p>Responsibility: CD Timeframe: Mid Term (2017).</p>
				H-2b. Compatibility of Building Patterns	Maintained program from previous Housing Element.	<p>Task Summary: Adopt design guidelines to ensure compatibility of neighborhood building patterns.</p> <p><i>Objective:</i> Adopt Residential and Mixed Use Development Design Guidelines</p> <p>Responsibility: CD Timeframe: Mid Term (2017).</p>
H-3	Public Information and Participation	CD, ED, CM	Ongoing/ Annual	H-3a. Neighborhood Meetings	Maintained program from previous Housing Element.	<p>Task Summary: Participate and aid in establishment of neighborhood meetings for larger development proposals.</p> <p>Responsibility: CD Timeframe: Ongoing.</p>
				H-3b. Information and Outreach on Housing Issues	Maintained program from previous Housing Element.	<p>Task Summary: Continue to provide information to improve awareness of housing needs, issues and programs.</p> <p>Responsibility: CM, CD, ED Timeframe: Annual.</p>

Goal 3: Housing Needs						
#	Policy	Dept.	Timeframe	Programs	Change from the 2009-2014 HE	Projected Activity (Summary of Tasks for Annual Reporting)
H-4	Governmental and Community Collaboration	CD, ED	Ongoing	H-4a. Inter-Jurisdictional Housing Activities and Resources	Maintained program from previous Housing Element.	<p>Task Summary: Continue to implement shared responsibilities, common regulations, coordinated lobbying efforts and the housing data clearinghouse</p> <p>Responsibility: CD</p> <p>Timeframe: Ongoing.</p>
				H-4b. Community Collaboration	Maintained program from previous Housing Element. Previously titled <i>H-7a. Cooperative Ventures.</i>	<p>Task Summary: Encourage cooperative and joint ventures between owners, developers, and community non-profit groups in the provision of affordable housing.</p> <p>Responsibility: CD, ED</p> <p>Timeframe: Ongoing.</p>
H-5	Fair Housing	CD, ED	Ongoing	H-5a. Fair Housing Program	Maintained program from previous Housing Element.	<p>Task Summary: Participate in fair housing programs through dissemination of information, the cooperative agreement with the County, housing discrimination referrals to Fair housing Marin, and other efforts.</p> <p>Responsibility: CD, ED</p> <p>Timeframe: Ongoing.</p>

Goal 3: Housing Needs						
#	Policy	Dept.	Timeframe	Programs	Change from the 2009-2014 HE	Projected Activity (Summary of Tasks for Annual Reporting)
H-6	Funding for Affordable Housing	CD, ED	Ongoing/ Annual	H-6a. In-Lieu Fees for Affordable Housing	Revised from previous program <i>H-9c. In-Lieu Fees for Affordable Housing</i> . Expanded description, including projected funding amounts and objective to direct funding towards acquisition/rehab rather than new construction.	<p>Task Summary: Affordable Housing In-Lieu Fees generated from non-residential development and fees generated from residential developments are placed in a citywide housing in-lieu fee fund. Given the relatively limited amount of funding, the City will focus resources on projects which emphasize leverage with outside funds and maximize the number and affordability of units provided.</p> <p><i>Objective:</i> Contribute funding towards at least one affordable rental project for lower income households.</p> <p>Responsibility: CD, ED</p> <p>Timeframe: Ongoing.</p>
				H-6b. Funding Resources	Maintained program from previous Housing Element. Added objective to secure two new funding sources.	<p>Task Summary: Identify funding for affordable housing.</p> <p><i>Objective:</i> Seek to secure at least two new funding sources and a minimum of \$200,000 in outside funds during the planning period.</p> <p>Responsibility: ED</p> <p>Timeframe: Ongoing.</p>
				H-6c. Funding Applications	Maintained program from previous Housing Element.	<p>Task Summary: As opportunities for funding become available, coordinate applications for State and Federal subsidies for affordable housing and assist in application preparation and submittal.</p> <p>Responsibility: CD, ED</p> <p>Timeframe: Annual.</p>

Goal 4: A Diverse Housing Supply						
#	Policy	Dept.	Timeframe	Programs	Change from the 2009-2014 HE	Projected Activity (Summary of Tasks for Annual Reporting)
H-7	Protection of the Existing Housing Stock	CD, ED, A	Varying	H-7a. Condominium Conversion Ordinance	Maintained program from previous Housing Element.	Task Summary: As stated in the zoning ordinance, prohibit conversion of existing multifamily rental units to market rate condominium units unless the city's rental vacancy rate is above 5.0 percent Responsibility: CD Timeframe: Ongoing.
				H-7b. Preserving Existing Rental Housing Affordable to Low Income Households At Risk of Conversion	Maintained program from previous Housing Element. Updated scope.	Task Summary: The City will monitor each of the eight at-risk project's potential affordability expiration, and contact the non-profit owners within one year of the expiration date to address any future loss of funding which may put these units at risk. Responsibility: CD, ED Timeframe: Contact non-profit owners within one year of potential affordability expiration.
				H-7c. Preserving Existing Rental Housing Affordable to Low Income Households through Ongoing Affordability Restrictions	New program.	Task Summary: Annual monitoring of over 1,400 units in forty one publicly and privately owned rental developments. <i>Objective:</i> For units owned by non-profit agencies, continue to monitor these units as required by the original funding source (State, Federal or Redevelopment Agency). For private units produced pursuant to City inclusionary requirements, continue to monitor through annual income and rent certificate from property owners. Responsibility: ED Timeframe: Annual.
				H-7d. BMR Resale Regulations	Maintained program from previous Housing Element.	Task Summary: Continue to require resale controls on ownership Below Market Rate (BMR) units. Monitor with Marin Housing. Responsibility: ED Timeframe: Annual.

Goal 4: A Diverse Housing Supply						
#	Policy	Dept.	Timeframe	Programs	Change from the 2009-2014 HE	Projected Activity (Summary of Tasks for Annual Reporting)
				H-7e. Retention of Mobilehomes and Preservation of Existing Mobilehome Sites	Maintained program from previous Housing Element.	<p>Task Summary: Retain this housing type where possible. Continue to implement Mobilehome Rent Stabilization Ordinance.</p> <p>Responsibility: A</p> <p>Timeframe: Ongoing.</p>
H-8	Housing Conditions and Maintenance	CD, ED	Varying	H-8a. Apartment Inspection Program	Maintained program from previous Housing Element.	<p>Task Summary: Continue to enforce housing codes for all apartment projects, three units or larger in size</p> <p>Responsibility: CD</p> <p>Timeframe: Inspect all apartment units in the city every 5 years.</p>
				H-8b. Code Enforcement and Public Information Programs	Maintained program from previous Housing Element. Integrated previous program <i>H-12a Investigate and Abate Illegal Units.</i>	<p>Task Summary: Coordinate housing, building and fire code enforcement to ensure compliance. Continue to investigate reported illegal units and abate or legalize where possible.</p> <p>Responsibility: CD</p> <p>Timeframe: Bi-weekly meetings of the Development Coordinating Committee.</p>
				H-8c. Residential Rehabilitation Loan Programs	Refined to focus on CDBG funded rehabilitation and added quantified objectives for assistance.	<p>Task Summary: As part of the Cooperative Agreement with the County on CDBG funding, continue to require a portion of the City’s allocation be directed to the Marin Housing Authority to provide property improvement loans and technical assistance to qualified very-low-income homeowners.</p> <p>Responsibility: ED</p> <p>Timeframe: Annual through the CDBG funding process.</p>

Goal 4: A Diverse Housing Supply						
#	Policy	Dept.	Timeframe	Programs	Change from the 2009-2014 HE	Projected Activity (Summary of Tasks for Annual Reporting)
				H-8d. Relocation Assistance	Maintained program from previous Housing Element.	Task Summary: Require applicants to provide certain limited relocation assistance, per Section 14.16.279. Responsibility: CD, ED Timeframe: Ongoing.
H-9	Special Needs	CD	Varying	H-9a. Adaptive Housing	Maintained program from previous Housing Element. Added aim to conduct regular meetings with design and construction industry members.	Task Summary: Conduct regular "coffee and codes" meetings with design and construction industry members to discuss requirements under the Americans with Disabilities (ADA) Act. Responsibility: CD Timeframe: Ongoing.
				H-9b. Reasonable Accommodation	Maintained program from previous Housing Element.	Task Summary: Implement zoning regulations to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures. Responsibility: CD Timeframe: Ongoing.
				H-9c. Housing Opportunities for Persons Living with Disabilities	New program.	Task Summary: Coordinate with the GGRC to implement an outreach program. Responsibility: CD Timeframe: 2015
				H-9d. Housing for Extremely Low Income Households	Maintained program from previous Housing Element.	Task Summary: Prioritize some housing fees for the development of housing affordable to extremely low-income households. Responsibility: CD Timeframe: Annual.

Goal 4: A Diverse Housing Supply						
#	Policy	Dept.	Timeframe	Programs	Change from the 2009-2014 HE	Projected Activity (Summary of Tasks for Annual Reporting)
H-10	Innovative Housing Approaches	CD	Ongoing	H-10a. Co-Housing, Cooperatives, and Similar Collaborative Housing Development	Maintained program from previous Housing Element.	Task Summary: Provide zoning flexibility through Planned Development District zoning to allow housing development that is based on co-housing and similar approaches. Responsibility: CD Timeframe: Ongoing.
				H-10b. Manufacturing Housing	Maintained program from previous Housing Element.	Task Summary: Continue to allow quality manufactured housing in all zoning districts which allow single-family residences. Responsibility: CD Timeframe: Ongoing.
				H-10c. Single Room Occupancy (SRO) Units	Maintained program from previous Housing Element. Removed RDA reference.	Task Summary: Actively promote existing incentives for SRO apartments. Responsibility: CD Timeframe: Ongoing.
				H-10d. Zoning for Live/Work Opportunities	Maintained program from previous Housing Element.	Task Summary: Continue to accommodate live/work quarters in commercial districts, and allow for flexibility in parking requirements as supported by a parking study. Responsibility: CD Timeframe: Ongoing.

Goal 4: A Diverse Housing Supply						
#	Policy	Dept.	Timeframe	Programs	Change from the 2009-2014 HE	Projected Activity (Summary of Tasks for Annual Reporting)
H-11	House Sharing	CD	Varying	H-11a. Homesharing and Tenant Matching Opportunities	Maintained program from previous Housing Element. "Replaced Marin Housing Authority" with "community partners."	Task Summary: Continue to support, and consider increased participation in, the Shared Housing Project in collaboration with community partners. Responsibility: CD Timeframe: Ongoing.
				H-11b. Junior Second Units	New program.	Task Summary: Coordinate with other Marin jurisdictions in evaluating appropriate zoning regulations to support in the creation of "Junior Second Units" of less than 500 square feet in size. <i>Objectives:</i> Adopt standards to facilitate junior second units. Seek to issue permits for at least 20 units during planning period. Responsibility: CD Timeframe: 2015.
H-12	Residential Care Facilities and Emergency Shelters	CD, ED	Varying	H-12a. Countywide Efforts to Address Homeless Needs	Maintained program from previous Housing Element.	Task Summary: Work with other jurisdictions and agencies in Marin to provide emergency, transitional, and supportive housing and assistance throughout Marin, and continue City staff's role as the homeless coordinator for the County. Responsibility: CD, ED Timeframe: Ongoing.

Goal 4: A Diverse Housing Supply						
#	Policy	Dept.	Timeframe	Programs	Change from the 2009-2014 HE	Projected Activity (Summary of Tasks for Annual Reporting)
				H-12b. Good Neighborhood Relations Involving Emergency Shelters and Residential Care Facilities	Maintained program from previous Housing Element. Eliminated use permit reference.	<p>Task Summary: Where determined necessary during review of an application, encourage positive relations between neighborhoods and providers of emergency shelters and residential care facilities by requiring shelter outreach communication programs with the neighborhoods.</p> <p>Responsibility: CD</p> <p>Timeframe: As part of project review.</p>
				H-12c. Residential Care Facilities	Maintained program from previous Housing Element.	<p>Task Summary: Regularly update zoning regulations that govern residential care facilities to conform to Federal and State laws and to encourage their location in areas that do not result in overconcentration of care facilities. Explore the feasibility of requiring affordable units in assisted living facilities.</p> <p>Responsibility: CD</p> <p>Timeframe: Mid Term (2018).</p>
				H-12d. Emergency Shelters, Transitional and Supportive Housing	Refined to reflect zoning code amendment adopted consistent with SB2 to allow shelters by right and to explicitly provide for transitional and supportive housing as a residential use.	<p>Task Summary: Implement Zoning Code Section 14.16.115 to allow emergency shelters as a permitted use in identified districts. Implement the City's Zoning Code (Zoning Code Chapter 14.03 - Definitions), consistent with State and Federal law, to recognize transitional and supportive housing as residential uses.</p> <p>Responsibility: CD</p> <p>Timeframe: Amend the Zoning Code in 2015.</p>

Goal 4: A Diverse Housing Supply						
#	Policy	Dept.	Timeframe	Programs	Change from the 2009-2014 HE	Projected Activity (Summary of Tasks for Annual Reporting)
H-13	Senior Housing	CD, ED, P, F, CS	Varying	H-13a. Assisted Living	Maintained program from previous Housing Element. Evaluated establishing inclusionary housing requirements for assisted living.	<p>Task Summary: Evaluate current zoning regulations for new assisted living housing, and assess options to regulate as a residential, rather than a commercial use. Evaluate establishing inclusionary housing requirements for assisted living.</p> <p><i>Objective:</i> Undertake study of zoning for assisted living, and amend zoning ordinance accordingly.</p> <p>Responsibility: CD, ED</p> <p>Timeframe: Mid Term (2018).</p>
				H-13b. "Age-in-Place" Assistance	Maintained program from previous Housing Element.	<p>Task Summary: Continue to provide assistance to older residents who want to remain independent and in their homes</p> <p>Responsibility: CD, P, F,CS</p> <p>Timeframe: Annual.</p>
H-14	Adequate Sites	CD, ED, PW, PS	Varying	H-14a. Residential and Mixed Use Sites Inventory	Maintained program from previous Housing Element. Retitled from <i>H-18a. Affordable Housing Sites.</i>	<p>Task Summary: Encourage residential development in areas appropriate and feasible for new housing. These areas are identified in Appendix B, Housing Element Background, Summary of Potential Housing Sites.</p> <p>Responsibility: CD, ED</p> <p>Timeframe: Ongoing.</p>
				H-14b. Efficient Use of Multifamily Housing Sites	Maintained program from previous Housing Element. Completed zoning amendment.	<p>Task Summary: Do not approve residential-only development below minimum designated General Plan densities unless physical or environmental constraints preclude its achievement. Residential-only projects should be approved at the mid- to high-range of the zoning density.</p> <p>Responsibility: CD</p> <p>Timeframe: Ongoing.</p>

Goal 4: A Diverse Housing Supply						
#	Policy	Dept.	Timeframe	Programs	Change from the 2009-2014 HE	Projected Activity (Summary of Tasks for Annual Reporting)
				H-14c. Continue to Implement Zoning Provisions to Encourage Mixed Use	Refined previous program <i>H-18d. Reuse of Commercial Sites</i> to promote mixed use and higher density development within Downtown.	<p>Task Summary: The City will continue to review development standards to facilitate mixed use, including:</p> <ul style="list-style-type: none"> a. Encourage adaptive reuse of vacant buildings and underutilized sites with residential and mixed use development on retail, office, and appropriate industrial sites b. Explore zoning regulation incentives to encourage lot consolidation where needed to facilitate housing. c. Review zoning requirements for retail in a mixed use building or site, and amend the zoning ordinance as necessary to allow for residential-only buildings in appropriate mixed-use zoning districts. <p>Responsibility: CD Timeframe: Mid Term (2017).</p>
				H-14d. Air Rights Development	Maintained program from previous Housing Element.	<p>Task Summary: Take an active role in evaluating the feasibility of air rights development and consider possible zoning incentives for such development.</p> <p>Responsibility: CD, PW, PS Timeframe: Long-term</p>

Goal 4: A Diverse Housing Supply						
#	Policy	Dept.	Timeframe	Programs	Change from the 2009-2014 HE	Projected Activity (Summary of Tasks for Annual Reporting)
H-15	Infill Near Transit	CD	One Year After the Start of SMART Operation in the City	H-15a. Downtown Station Area Plan	New Program. Consolidated from previous programs <i>H-18g. Revisions to the Parking Standard; H-21d. Revisions to Parking Standards; H-22a. Higher Density Infill housing Near Transit; H-22b. Station Area Plans; and H-23a. Zoning Amendments to Encourage Mixed Use.</i>	Task Summary: Objective: Complete Station Area parking study and Transit Center relocation analysis in 2015. Following the commencement of operation of SMART (2016), study other Station Area Plan recommendations to increase housing opportunities near transit, and implement through Zoning Code changes where appropriate. Build upon lessons learned from the Station Area parking analysis to re-evaluate parking standards on a citywide basis. Responsibility: CD Timeframe: One Year After the Start of SMART Operation in the City.
				H-15b. Civic Center Station Area Plan	New Program	Task Summary: Following the commencement of the operation of SMART (2016), study Station Area Plan recommendations to facilitate housing opportunities near transit, and implement through General Plan amendments and Zoning Code changes where appropriate. Responsibility: CD Timeframe: One Year After the Start of SMART Operation in the City.

Goal 4: A Diverse Housing Supply						
#	Policy	Dept.	Timeframe	Programs	Change from the 2009-2014 HE	Projected Activity (Summary of Tasks for Annual Reporting)
H-16	Second Units	CD	Ongoing	H-16a. New Second units	New Program. Consolidated from previous programs <i>H-25a to H-25f</i> under policy <i>H-25. Second Units.</i>	<p>Task Summary: Continue to encourage the provision of second units to provide housing options for seniors, caregivers, and other lower and extremely low income households.</p> <p>Responsibility: CD</p> <p>Timeframe: Ongoing.</p>
H-17	Regulatory Processes and incentives for Affordable Housing	CD, ED	Varying	H-17a. State Density Bonus Law	Maintained program from previous Housing Element.	<p>Task Summary: Under Government Code section 65915-65918, for housing projects of at least five units cities must grant density bonuses ranging from 5% to 35% (depending on the affordability provided by the housing project) when requested by the project sponsor, and provide up to three incentives or concessions unless specific findings can be made.</p> <p>Responsibility: CD</p> <p>Timeframe: Ongoing.</p>
				H-17b. Height Bonuses	Maintained program from previous Housing Element.	<p>Task Summary: Continue to offer height bonuses for projects that include affordable housing units as provided in Exhibit 10 of the Land Use Element.</p> <p>Responsibility: CD</p> <p>Timeframe: Evaluate lot consolidation incentives by 2016.</p>
				H-17c. Waiver or Reduction of Fees	New program. Consolidated from previous programs <i>H-25a to H-25f</i> under policy <i>H-25. Second Units.</i>	<p>Task Summary: Continue to offer fee waivers and reductions for applications including affordable units, consistent with Resolution 11025.</p> <p>Responsibility: CD</p> <p>Timeframe: Ongoing.</p>

Goal 4: A Diverse Housing Supply						
#	Policy	Dept.	Timeframe	Programs	Change from the 2009-2014 HE	Projected Activity (Summary of Tasks for Annual Reporting)
				H-17d. Efficient Project Reviewing	New program. Consolidated from previous programs <i>H-5b. Constraints and City Incentives for Affordable Housing and H-18c. CEQA Review.</i> Timeframe is ongoing.	Task Summary: San Rafael has fully implemented the provisions of the Permit Streamlining Act (AB 884), and provides concurrent processing through over-the-counter one-stop permitting. Planning staff continue to inform developers of density bonus incentives for affordable housing, and consistent with State requirements, any modified development standards provided as part of a density bonus incentives package are exempt from the variance process Responsibility: CD, ED Timeframe: Ongoing.
H-18	Inclusionary Housing Requirements	CD, ED	Short-term (2016)	H-18a. Inclusionary Housing Nexus Study	Refined from previous program <i>H-19a. Inclusionary Housing.</i>	Task Summary: Conduct an Inclusionary Housing Nexus Study and engage with the local development community and affordable housing advocates to evaluate the Inclusionary Housing Ordinance and in-lieu fee requirements Responsibility: CD, ED Timeframe: 2016
H-19	Energy Conservation and Sustainability	CD	Ongoing	H-19a. Sustainability Policies and Programs	New program	Task Summary: Refer to the Sustainability Element in the San Rafael General Plan to guide housing development and renovation. Responsibility: CD Timeframe: Ongoing.

NEIGHBORHOODS

Goal 5: Distinctive Neighborhoods					
#	Policy	Department	Timeframe	Programs	Activity
NH-1	Neighborhood Planning	CD	Short-term	NH-1a. Neighborhood Planning Process <i>(develop one where there is desire)</i>	CD: NH-1a. No action. Recommendation: <i>Carry forward.</i>
NH-2	New Development in Residential Neighborhoods	CD	Short-term	NH-2a. Zoning Ordinance	CD: NH-2a. On-going. The recommendations of this program are considered when reviewing all new development projects in neighborhoods. Recommendation: <i>Carry forward.</i>
NH-3 thru NH-7			Long-term/Ongoing		No change on long-term and ongoing programs.
NH-8	Parking	CD	Short-term	NH-8d. Zoning Ordinance Review <i>(adequate on-site parking and screening)</i>	CD: NH-8d. Partially implemented. Since 2004, there have been several amendments to the Zoning Ordinance to address changing parking needs and demands. Included in this effort were changes to the parking requirements and review for the West End Village District (Downtown), streamlining the process for parking “modifications” (requested reductions or revisions to parking requirements on a case-by-case basis) and parking lot landscape and tree cover requirements. Recommendation: <i>Carry forward.</i>
NH-9	Nuisance Vehicles	P	Short-term	NH-9b. Vehicles as Residences	P: NH-9b. Continue to implement, and strengthen as necessary, City ordinances that prohibit overnight residential use of vehicles within the public right-of-way on public property, and on private property.
NH-9 thru NH-14					No change on long-term and ongoing programs.

Goal 6: A Vibrant Downtown					
#	Policy	Department	Timeframe	Programs	Activity
NH-16 thru NH-35			Long-term/ Ongoing		No change on long-term and ongoing programs.
NH-15	Downtown Vision	CD, ED	Ongoing	NH-15a. Downtown Vision	CD: NH-15a. Since 2004, the city completed and accepted a downtown station area plan to address long-term visioning around the smart station and environs. The plan suggests further study of zoning changes to address housing and parking in this area.
NH-18	Economic Center	ED, CM	Short-term	NH-18a. Hotel/Cineplex (<i>Downtown</i>)	CM: Amend lead staff.
NH-26	Refine Look of Lincoln, Hetherton, Lindaro and Andersen Drive	PW, P	Short-term	NH-26a. Pedestrian Lighting (<i>along Lincoln Ave</i>)	<p>PW: NH-26a. NTPP Puerto Suello Path to Transit Connector Project has been designed and is awaiting CalTrans approval prior to proceeding to construction</p> <p>Puerto Suello Hill Bikepath, which parallels Highway 101, has been constructed. This project includes lighting and access as a separated pathway structure.</p> <p>Recommendation: (<i>Carry Forward</i>) Continue to improve access to the downtown transit center and within the City's main access routes.</p>

#	Policy	Department	Timeframe	Programs	Activity
NH-36	Hetherton Office District	CD, PW	Short-term	<p>NH-36a. Zoning Ordinance (<i>flexibility in uses</i>)</p> <p>NH-36b. Transit Service (<i>support efforts to increase</i>)</p>	<p>CD: NH-36a. Partially implemented. Since 2004, the City adopted Zoning Ordinance amendments to broaden retail use in the Hetherton Office District. In 2012, the City completed a Downtown Station Area Plan which encompasses this district. As the SMART service is being developed and will be in operation in 2015, the Plan suggests further study of changes to this district to encourage increased mixed-use and residential use and to reduce and “unbundle” parking requirements. Recommendation: <i>Carry forward.</i></p> <p>CD: NH-36b. Since the 2004 adoption of the San Rafael General Plan 2020, the SMART service has been approved by Marin/Sonoma voters and the service is being designed with a planned commencement of light rail operations in 2015. Recommendation: <i>Carry forward. Amend program text to: a) include supporting efforts by SMART; b) pursue implementation of Downtown Station Area Plan.</i></p> <p>PW: NH-36b. The location and functionality of the Bettini Transit Center is being evaluated based on the new SMART station and the interaction of the rail system with Bus, Park and Ride and other functions that influence this specific area of San Rafael. The City acquired a One Bay area Grant for the study, and implementation, of modifications to the signal system in this area. Signal modifications are anticipated to be constructed in 2015 prior to the rail service. Further modification will be necessary for the Bettini Center and GGT systems in the area utilizing the Station Area Plan as a guideline. Recommendations: <i>(Carry Forward) Continue support efforts by all agencies to increase transit services.</i></p>
NH-37 thru NH-38			Long-term/ Ongoing		No change on long-term and ongoing programs.

#	Policy	Department	Timeframe	Programs	Activity
NH-39		CD	Long-term		The San Rafael Corporate Center, which is the sole development site in the Lindaro Office District is close to being built-out and has been purchased by a prominent local company (Bio-Marin) for ultimate occupancy by a single tenant.
NH-40	Second/Third Mixed-Use District	CD	Short-term	NH-40a. Zoning Ordinance (<i>flexibility in uses</i>)	CD: NH-40a. Partially implemented. Since the 2004 adoption to the General Plan 2020, there have been several minor changes to this district to broaden allowable land uses. Recommendation: <i>Carry forward.</i>
NH-41 thru NH-53			Long-term/ Ongoing		No change on long-term and ongoing programs.
NH-54	Medway/Vivian Redevelopment	CD	Short-term	NH-54a. Expansion of the NC District (<i>encourage neighborhood-serving commercial and housing</i>)	CD: NH-54a. Completed. Recommendation: <i>Delete program.</i>
NH-55 thru NH-73			Long-term/ Ongoing		No change on long-term and ongoing programs.
NH-72	Neighborhood Design	PW	Short-term	NH-72a. Medway Improvements	PW: NH-72a. Modification to Francisco Blvd. East have been installed from Medway to Bellam. Landscaping improvements were not included in this Caltrans project. DPW seeking funding to support the landscaping of this area. Improvements are being pursued along Francisco Blvd. East from Medway to Grand. Designs for improvements are being prepared however construction funding is currently not available. Recommendations: (<i>Carry Forward</i>) <i>Continue to pursue improvements along Francisco Blvd. East to improve access</i>

#	Policy	Department	Timeframe	Programs	Activity
NH-74	Community-wide Asset	CD	Short-term	NH-74a. Design Plan and Vision for the Canal front	CD: NH-74a. Completed. Canalfront Conceptual Design Plan completed and accepted in 2010. Vision document includes a list of recommendations to be studied and pursued. To date, funds and grants have been secured to widen the Grand Avenue bridge in order to improve pedestrian and bicycle circulation. Recommendation: Carry forward but amend program text to reference completion of Canalfront Conceptual Design Plan and pursue implementation. Add Public Works Department to Responsibility. Add "State and Federal Funds and Grants" to Resources.
NH-75	Canal Waterfront Uses	CD	Short-term	NH-75a. Zoning Ordinance (allow non-marine and residential uses)	CD: NH-75a. Zoning Ordinance amended to allow for some limited non marine commercial and office uses in the Marine District. Recommendation: Delete program.
NH-76	Recreational Boat Facilities	CD, ED, CM	Short-term	NH-76a. Maritime Service Demand (evaluate)	CD: NH-76a. No action taken on this program. Recommendation: Carry forward and change timeframe to long-term.
NH-77 thru NH-85			Long-term/ Ongoing		No change on long-term and ongoing programs.
NH-86	Design Considerations for Development in the Vicinity of the Civic Center	CD	Ongoing	NH-86a. Civic Center Design	CD: NH-86. In 2011, the City completed the Civic Center Station Area Plan, which should be referenced in this policy and the corresponding program. Recommendation: Carry forward, but amend text
NH-87			Long-term/ Ongoing		No change on long-term and ongoing programs.

#	Policy	Department	Timeframe	Programs	Activity
NH-88	Sonoma Marin Area Rail Transit (SMART) Station	CD	Long-term	NH-88a. Transit-Oriented Development	CD: NH-88. Since 2004, the voters approved the smart service, which is under construction and scheduled for operation in 2015.
NH-89 thru NH-93			Long-term/Ongoing		No change on long-term and ongoing programs.
NH-94	Dominican University	CD	Short-term	NH-94b. University Housing (<i>allow</i>)	CD: NH-94b. The Master Plan for the University was adopted prior to the adoption of the General Plan 2020. Since adoption of the General Plan, the University has been working toward build out of the approved Master Plan and this was completed in 2013, with the completion of the athletic fields at Forest Meadows. At this point, the University has not expressed a desire to pursue a new Master Plan. Recommendation: <i>Change timeframe to long-term .</i>
NH-95	Barbier Park/Gold Hill	CD	Short-term	NH-95a. Barbier Park/Gold Hill (<i>redesignate publically-owned properties to Open Space</i>)	CD: NH-95a. Completed. Zoning Map changes have been made to designate the private lands secured for public open space to the Parks/Open Space zoning district. Recommendation: <i>Delete program.</i>
NH-96 -97			Long-term/Ongoing		No change on long-term and ongoing programs.

#	Policy	Department	Timeframe	Programs	Activity
NH-98	Freeway Sound Wall	PW	Short-term	NH-98a. Freeway Improvements	<p>PW: NH-98a. Landscaping has been installed along the sound wall near Grand and Villa Avenues. Additional soundwall landscaping has been installed along highway 101 and the Puerto Suello pathway to attenuate sound and encourage landscaping on Caltrans soundwalls.</p> <p>Recommendations: <i>(Carry Forward) Continue to encourage Caltrans to install landscaping on where feasible.</i></p>
NH-99 thru 117			Long-term/Ongoing		No change on long-term and ongoing programs.
NH-118	Loch Lomond Marina	CD	Short-term	<p>NH-118a. Project Design and Review</p> <p>NH-118b. Common Area Maintenance <i>(require in proposals)</i></p> <p>NH-118c. Bird-watching <i>(encourage developers to provide facilities)</i></p>	<p>CD: NH-118a. Completed. Village at Loch Lomond mixed-use development approved by the City in 2007. Project was designed to address all of the recommendations of this program. Project grading has commenced and construction of first phase of residential development is expected to commence in 2014.</p> <p>Recommendation: <i>Carry forward (as project is not built), but amend text to reference that development project review process and approved design comply with this program.</i></p> <p>CD: NH-118b. Completed. Mello-Roos (assessment) district was formed in 2009 to cover long-term maintenance of publicly-accessible park, shoreline and marina green approved w/ dev.</p> <p>Recommendation: <i>Carry forward (as project is not built), but amend text to reference that this program has been implemented.</i></p> <p>CD: NH-118c. Completed. Approved project includes permanent open space areas encumbered by conservation easements. Approved project also includes viewing areas and signage for bird-watching.</p> <p>Recommendation: <i>Carry forward (as project is not built), but amend text to reference that approved project implements this..</i></p>
NH-119	Marin Islands	CD	Short-term	NH-119a. Rezone Marin Islands <i>(to Open Space)</i>	<p>CD: NH-119a. Completed.</p> <p>Recommendation: <i>Delete program.</i></p>

#	Policy	Department	Timeframe	Programs	Activity
NH-120-125			Long-term/Ongoing		No change on long-term and ongoing programs.
NH-126	Traffic Control	PW	Short-term	NH-126a. San Rafael High School Access <i>(improve drop-off areas)</i>	PW: NH-126a. Following conversations with the School District no modifications were requested and no action was taken by DPW. Recommendations: <i>(Carry Forward) Encourage communication and cooperation in improving access to San Rafael High School.</i>
NH-127 - 129			Long-term/Ongoing		No change on long-term and ongoing programs.
NH-130	Commercial Parking	CD	Short-term	NH-130a. Commercial Public Parking in Montecito	CD: NH-130a. Not completed. Recommendation: <i>Carry forward.</i>
NH-131 - 149					No change on long-term and ongoing programs.
NH-150	Smith Ranch Pond	CD	Short-term	NH-150a. Smith Ranch Pond Maintenance	CD: NH-150a. Partially implemented. Since 2010, there has been a collaborative effort to study and implement pond restoration by local environmental organizations (Marin Conservation League) in coordination with the City. Efforts include reviewing restoration options that may require amending the adopted Pond Restoration and Maintenance Plan adopted in the 1990's. Continued efforts and actual implementation of restoration work will require funds. Recommendation: <i>Carry forward.</i>
NH-151 - 155			Long-term/Ongoing		No change on long-term and ongoing programs.
NH-156	Eichler Homes	CD	Short-term	NH-156a. Eichler Homes <i>(design guidelines/zoning to preserve)</i>	CD: NH-156a. No action. Recommendation: <i>Carry forward and change timeframe to Long-term.</i>
NH-157 - 167			Long-term/Ongoing		No change on long-term and ongoing programs.

COMMUNITY DESIGN

Goal 7: A Beautiful City					
#	Policy	Department	Timeframe	Programs	Activity
CD-1	City Image	CD	Short-term	CD-1b. Finer Grain Design Qualities <i>(develop neighborhood or corridor plans)</i>	CD: CD-1a. Completed. Since the 2004 adoption of the General Plan 2020, the City has completed the Downtown Station Area Plan and Civic Center Station Area Plan. Both plans include finer grain design recommendations for these two areas, as well as a recommendation to develop and adopt design guidelines for these areas. Recommendation: Completed. Delete program.
CD-2			Long-term/ Ongoing		No change on long-term and ongoing programs.
CD-3	Neighborhoods	CD	Short-term	CD-3a. Design Review Process <i>(ways to limit design review for ground floor additions and renovations to assure compatibility with surroundings)</i> CD-3b. Development Standards <i>(reexamine)</i> CD-3c. Revisions to Design Guidelines	CD: CD-3a. No action. Recommendation: Carry forward. CD: CD-3b. No action. Recommendation: Carry forward and change timeframe to long-term. CD: CD-3c. No action. Recommendation: Carry forward.

#	Policy	Department	Timeframe	Programs	Activity
CD-4	Historic Resources	CD	Short-term	<p>CD-4a. Historic Resources Information (<i>for residents</i>)</p> <p>CD-4b. Adaptive Reuse (<i>incentivize in design guidelines or zoning reg.</i>)</p> <p>CD-4c. Sign Ordinance (<i>allow signs identifying historic structure</i>)</p> <p>CD-4d. Design Guidelines</p>	<p>CD: CD-4a. On-going Recommendation: <i>Carry forward and change timeframe to long-term.</i></p> <p>CD: CD-4b. Partially implemented. Since the 2004 adoption of the San Rafael General Plan 2020, some of the commercial and light industrial/office zoning districts have been amended to expand the types of allowable uses, some with reduced permit review. Recommendation: <i>Carry forward and change timeframe to long-term.</i></p> <p>CD: CD4-c. No action Recommendation: <i>Carry forward and change timeframe to long-term.</i></p> <p>CD: CD-4d. No action Recommendation: <i>Carry forward and change timeframe to long-term.</i></p>
CD-5	Views	CD	Short-term	CD-5a. Views (<i>Canal front design plan</i>)	<p>CD: CD-5a. Partially implemented. Canalfront Conceptual Design Plan completed and accepted in 2010. Vision document includes a list of recommendations to be studied and pursued. Recommendation: <i>Carry forward but amend program text to reference completion of Canalfront Conceptual Design Plan and pursue implementation.</i></p>
CD-6 – CD-9			Long-term/ Ongoing		No change on long-term and ongoing programs.

#	Policy	Department	Timeframe	Programs	Activity
CD-10	Nonresidential Design Guidelines	CD	Short-term	CD-10b. Compatibility of Patterns (<i>adopt design guidelines</i>) CD-10c. Successful Design Portfolio	CD: CD-10b. No action Recommendation: <i>Carry forward and change timeframe to long-term.</i> CD: CD-10c.
CD-11	Multifamily Design Guidelines	CD	Short-term	CD-11a. Compatibility of Building Patterns (<i>adopt design guidelines</i>)	CD: CD-11a. No action Recommendation: <i>Carry forward and change timeframe to long-term.</i>
CD-12	Industrial Areas	CD	Short-term	CD-12a. Landscaping (<i>adopt design guidelines</i>)	CD: CD-12a. No action Recommendation: <i>Carry forward and change timeframe to long-term.</i>
CD-13 - 14			Long-term/ Ongoing		No change on long-term and ongoing programs.
CD-15	Participation in Project Review	CD	Short-term	CD-15a. Notification and Information about Development Projects (<i>continue to enhance</i>) CD-15d. Thresholds for Design Review (<i>reevaluate to ensure sufficient public involvement</i>)	CD: CD-15a. On-going Recommendation: <i>Carry forward.</i> CD: CD-15d. With the reduction in staffing levels, some thresholds for design review have been increased, eliminating design review for some smaller projects. The most notable is the elimination of design review requirement for upper story additions under 500 sqft

#	Policy	Department	Timeframe	Programs	Activity
CD-16 – 17			Long-term/ Ongoing		No change on long-term and ongoing programs.
CD-18	Landscaping	CD	Short-term	CD-18a. Zoning Regulations for Landscaping <i>(evaluate)</i>	CD: CD-18a. Partially implemented. Since the 2004 adoption of the San Rafael General Plan 2020, there have been some revisions to the Zoning Ordinance to broaden and improve landscape requirements. Recommendation: <i>Carry forward.</i>
CD-19	Lighting	CD	Short-term	CD-19b. Lighting Plan <i>(require for new developments and significant parking lot improvements or proposing new lighting)</i>	CD: CD-19a. On-going. Preferred lighting levels and standards for lighting are being established and added to the Zoning Ordinance through the 2013/14 Zoning Ordinance amendment package. These standards will provide more clear design directives for applicants in designing project and for staff in evaluating projects. Recommendation: <i>Carry forward.</i>
CD-20	Commercial Signage	CD	Short-term	CD-20a. Sign Ordinance <i>(update)</i>	CD: CD-20a. No action Recommendation: <i>Carry forward.</i>
CD-21	Parking Lot Landscaping	CD	Short-term	CD-21a. Parking Lot Landscaping Requirements <i>(update screening requirements)</i>	CD: CD-21a. Near fully implemented. Since the 2004 adoption of the San Rafael General Plan 2020, there have been some revisions to the Zoning Ordinance to broaden and improve landscape requirements. Additional requirements have been included in the latest proposed revisions to the Zoning Ordinance, which are scheduled for public hearings this spring. Recommendation: <i>Carry forward.</i>

ECONOMIC VITALITY

Goal 8: A Sound Economy					
#	Policy	Department	Timeframe	Programs	Activity
EV-1			Long-term/ Ongoing		No change on long-term and ongoing programs.
EV-2	Seek, Retain, and Promote Businesses that Enhance San Rafael	CD, A	Short-term	EV-2e. Street Vendors <i>(consider ordinance)</i>	<p>CD: EV-2e. No action. However, an ordinance has been adopted which regulates mobile vendors. Recommendation: Carry forward.</p> <p>A: EV-2e. In 2003, the City Council adopted San Rafael Municipal Code Chapter 10.48 regulating commercial peddlers, solicitor and itinerant merchants by requiring a permit to be issued and enforced by the Police Department. Ongoing. Recommendation: Carry forward.</p>
EV-3 - 6			Long-term/ Ongoing		No change on long-term and ongoing programs.
EV-7	Environmentally-Friendly business Practices	CD	Short-term	EV-7a. Green Business Practices <i>(coordinate with other parties and promote)</i>	<p>CD: EV-7a. On-going. The City has developed four sustainability web pages for the City of San Rafael website intended to promote environmentally-friendly business practices. One web page is specific to green business. Two web pages address the greening-for-profit program and case studies. The greening-for-profit program has brought 27 businesses through a sustainability circles program. The City obtained a green business certification for the City Hall facility. Lastly, City staff sits on the Chamber of Commerce Green Business Committee and helps promote green business to the chamber. Recommendation: Carry forward.</p>

Goal 9: A Range of Goods and Services					
#	Policy	Department	Timeframe	Programs	Activity
EV-8	Diversity of Our Economic Base	CD, CM	Short-term	EV-8a. Industrial Zoning <i>(prevent loss of industrial as feasible)</i> EV-8b. Day Laborers <i>(identify location for center for employment)</i>	CD: EV-8a. No action. Industrial zoning has been retained to prevent the loss of industrial businesses. Recommendation: Carry forward. CM: EV-8b. Recommendation: Delete program.
EV-9 - 10			Long-term/ Ongoing		No change on long-term and ongoing programs.
EV-11	Promotion of Workplace Alternatives	CD	Short-term	EV-11a. Home Occupations <i>(reexamine regulations)</i>	CD: EV-11a. Partially implemented. Zoning Ordinance amendments have been drafted for adoption to address 2012 changes in State law expanding home occupation provisions for the cottage food industry. Recommendation: Carry forward.
Goal 10: Distinctive Business Areas					
#	Policy	Department	Timeframe	Programs	Activity
EV-12			Long-term/ Ongoing		No change on long-term and ongoing programs.
EV-13	Business Areas	CD, ED	Short-term	EV-13a. Zoning Regulations <i>(review)</i>	CD: EV-13a. On-going. In 2011, Zoning Ordinance amendments were adopted broadening land use allowances for some of the commercial and industrial zoning districts. Additional Zoning Ordinance amendments have been drafted to further streamline land use review and permits for selected businesses. Recommendation: Carry forward.

#	Policy	Department	Timeframe	Programs	Activity
EV-14			Long-term/ Ongoing		No change on long-term and ongoing programs.
EV-15	Mutual Support Between Business Area and Adjacent Neighborhoods	CD	Short-term	EV-15b. Neighborhood Upgrades (<i>encourage through development review</i>)	CD: EV-15b. On-going. Neighborhood-friendly improvements such as pedestrian and bicycle facilities have been required and incorporated into development projects on a case-by-case basis. Some project examples include the Target Store and Village at Loch Lomond Marina, which incorporated pedestrian and bicycle paths and connections providing links between business/commercial and residential neighborhoods. Recommendation: Carry forward.
Goal 11: Creative Infill					
#	Policy	Department	Timeframe	Programs	Activity
EV-16			Long-term/ Ongoing		No change on long-term and ongoing programs.
EV-17	Development Review	CD	Short-term	EV-17a. Pre-submittal Process (<i>refine to foster quality submittals and productive involvement</i>)	CD: EV-17a. On-going. The Planning Division promotes the “Pre-Application” and “Conceptual Review” processes, which were developed after the 2004 adoption of the General Plan 2020. These processes have been updated and streamlined since they were developed. Public notice requirements are periodically updated for streamlining and consistency, Recommendation: Carry forward.

CIRCULATION

Goal 12: A Leadership Role in Transportation					
#	Policy	Department	Timeframe	Programs	Activity
C-1			Long-term/ Ongoing		No change on long-term and ongoing programs.
C-2	Regional Transportation funding	CM, PW	Short-term	C-2a. Local Transportation Tax (<i>work for passage of Marin County transp. Tax</i>)	<p>CM: C-2a. Completed. Measure A (local half-cent transportation sales tax) passed in November 2004.</p> <p>PW: C-2a. Continue to assist and explore ways to develop additional funding for transportation within the County. The County did receive a BTA grant for bicycle improvements within the county which has been utilized by local jurisdictions such as the City of San Rafael</p> <p>Recommendation: (<i>Carry Forward</i>) Continue to support efforts which allocate funding sources which support regional transportation.</p>
C-3			Long-term/ Ongoing		No change on long-term and ongoing programs.
Goal 13: Mobility for All Users					
#	Policy	Department	Timeframe	Programs	Activity
C-4 - 5			Long-term/ Ongoing		No change on long-term and ongoing programs.

#	Policy	Department	Timeframe	Programs	Activity
*NEW C-5.1	Vehicle Miles Traveled (VMT) Methodology for Environmental Review of Traffic Impact	PW, CD	Short-term	C-5.1a Develop a VMT Model	<p>CD: NEW PROGRAM PROPOSED IN RESPONSE TO SB 743 Tentatively proposed policy and program language is as follows:</p> <p>C-5.1. Vehicle Miles Traveled (VMT) Methodology for Environmental Review of Traffic Impact Pursuant to Public Resources Code § 21099 and 21083 (provided under Senate Bill 743, effective January 2016), an alternative method of measuring transportation impacts of projects will replace the Level of Service (LOS) methodology. For environmental review, the use of vehicle miles traveled (VMT) metric will be applied in assessing development projects.</p> <p>C-5.1a. Develop a VMT Model. Use VMT in the assessment of traffic impacts for the purposes of environmental review, provided that each project meets the criteria for use of VMT measurements identified under the California Environmental Quality Act (CEQA) and that the City Traffic Engineer determines the appropriateness of using VMT for a project.</p> <ul style="list-style-type: none"> a. Develop and adopt a VMT model. Incorporate the model into the General Plan Environmental Impact Report b. Implement VMT for CEQA review of projects <p>Responsibility: Community Development Timeframe: Ongoing Funding: Fees</p>
C-6	Proposed Improvements	PW, CD	Ongoing	C6a. Update Proposed Circulation Improvements	CD: C-6a. Exhibit 21 and maps will need to be updated.
C-7	Circulation Improvements Funding.	PW, CD	Ongoing		CD: Remove reference to Redevelopment funding and reference other funding sources.

#	Policy	Department	Timeframe	Programs	Activity
C-8 - 10			Long-term/ Ongoing		No change on long-term and ongoing programs.
C-11	Alternative Transportation Mode Users	PW, CD	Short-term	C-11e. Reduction of Single Occupancy Vehicles <i>(encourage in development)</i>	<p>CD: C-11e. On-going. Single-occupancy vehicle reduction has been encouraged by the City and incorporated into development projects on a case-by-case basis. Some project examples include the new Target Store, Northgate Mall renovation and the San Rafael Corporate Center, which have incorporated preferential parking, bicycle facilities and bus shelters. Recommendation: <i>Carry forward.</i></p> <p>PW: C-11e. Utilization of BTA funds for bicycle projects. Bike and pedestrian projects have been pursued over the last 10 years and have made significant improvements to the City’s infrastructure. Installation of Bike Lockers, bike racks and pedestrian facilities throughout the City. The City has utilized BTA funds for bicycle projects within the City and continues to seek any funds available. Recommendation: <i>Carry forward.</i></p>
C-12 - 19			Long-term/ Ongoing		No change on long-term and ongoing programs.

#	Policy	Department	Timeframe	Programs	Activity
C-20	Intermodal Transit Hub	PW, CD	Short-term	C-20a. Transit Hubs <i>(work with other agencies)</i>	<p>CD: C-20a. On-going. In 2012, the City completed the Downtown Station Area Plan and Civic Center Station Area Plan. Both plans address and present recommendations for transportation and access improvements to transit within a ½-mile radius of the two SMART stations. Recommendation: <i>Carry forward.</i></p> <p>PW: C-20a. City staff continues to work with GGT, SMART, CalTrans and other agencies to improve the current transit center. City DPW received a One Bay Area Grant to improve the traffic signal safety in anticipation of the new SMART rail train arriving. Other efforts are underway to investigate and improve circulation in and around the intermodal transit hubs. City staff is taking an active role in working with SMART on the design of the new rail stations and the transit center interaction with the SMART rail.</p> <p>City staff facilitated public meetings related to the Station Area Plan improvements to this specific area of the City.</p> <p>Recommendation: <i>(Carry Forward) Continue to assist and interact with other transit agencies to provide the safest and usable transit centers for the residents of San Rafael.</i></p>
Goal 14: A Safe and Efficient Street System					
#	Policy	Department	Timeframe	Programs	Activity
C-21 - 22			Long-term/ Ongoing		No change on long-term and ongoing programs.
Goal 15: Connections Between Neighborhoods					
#	Policy	Department	Timeframe	Programs	Activity
C-23 - 25			Long-term/ Ongoing		No change on long-term and ongoing programs.

Goal 16: Bikeways					
#	Policy	Department	Timeframe	Programs	Activity
C-26	Bicycle Plan Implementation	CD	Short-term	C-26c. Bicycle Parking <i>(ordinance requirement)</i>	CD: C-26c. On-going. Since the 2004 adoption of the General Plan 2020, the City has adopted an update of the Bicycle and Pedestrian Master Plan. The recommendations of this master plan have been implemented numerous times through various measures such as the development process and grants secured by the City (NTTP). Recommendation: <i>Carry forward.</i>
Goal 17: Pedestrian Paths					
#	Policy	Department	Timeframe	Programs	Activity
C-27	Pedestrian Plan Implementation	PW	Short-term	C-27b. Prioritizing Pedestrian Improvements	PW: C-27b. Public Works meets with the Bicycle Pedestrian Advisory Committee every 6 months to monitor progress, and implement projects related to this goal. Significant improvement and infrastructure have been installed which improve pedestrian and bicycle travel within this City. City Staff continues to pursue additional funding whenever possible to improve multi modal access throughout the City. Recommendation: <i>(Carry Forward) Continue to prioritize improvement needs to provide more multi modes of travel throughout the City.</i>
C-28			Long-term/ Ongoing		No change on long-term and ongoing programs.
Goal 18: Adequate Parking					
#	Policy	Department	Timeframe	Programs	Activity
C-29 - 32			Long-term/ Ongoing		No change on long-term and ongoing programs.

#	Policy	Department	Timeframe	Programs	Activity
C-33	Park and Ride Lots	PW, CM	Short-term	C-33b. Commuter Parking <i>(evaluate additional)</i>	<p>PW: C-33b. Minimal action taken on this item based on decreased staff availability and funding to pursue this item.</p> <p>The Station Area Plans, developed for the SMART Rail Stations, include considerations for commuter services.</p> <p>Recommendation: <i>(Carry Forward) Continue to support park and ride facilities.</i></p> <p>CM: C-33b. Recommendation: <i>Carry forward.</i></p>

INFRASTRUCTURE

Goal 19: Sound Infrastructure					
#	Policy	Department	Timeframe	Programs	Activity
I-1 - 5			Long-term/ Ongoing		No change on long-term and ongoing programs.
I-6	Street Maintenance	PW, A	Short-term	I-6c. Sidewalk Repair <i>(develop a program)</i>	<p>PW: I-6c. Action has not been pursued to develop a sidewalk repair program based on the financial impact it may have on individual residents The City continues to repair and improve curb ramps within the City based on State law requirements. Funding for this effort is supported by grants and local funds. Additional efforts are made to replace older ramps prior to resurfacing roadways. Recommendation: <i>(Carry Forward)</i> Continue to list this item as a goal of the city's to have compliant sidewalks and pedestrian facilities.</p> <p>A: I-6c. Public Works notifies property owners of the requirement to repair and maintain sidewalks adjacent to their property pursuant to the Streets & Highways Code. Ongoing. Recommendation: <i>Carry forward.</i></p>
I-7			Long-term/ Ongoing		No change on long-term and ongoing programs.

#	Policy	Department	Timeframe	Programs	Activity
I-8	Street Trees	PW	Short-term	<p>I-8b. Street Trees for New Development</p> <p>I-8c. Street Tree Maintenance (<i>seek diverse funding</i>)</p> <p>I-8d. Landscape Maintenance Next to Sidewalks (<i>seek diverse funding</i>)</p>	<p>PW: I-8b. The City continues to maintain street trees and continues to seek funding to replace trees that have aggressive roots system that affect vehicular and pedestrian travel.</p> <p>PW: I-8c. No revisions to the City Ordinances have been pursued to require maintenance of private landscaping which encroaches into the public right of way. Currently this is being addressed in a case-by-case manner with individual property owners.</p> <p>PW: I-8d. No revisions to the City Ordinances have been pursued to require maintenance of private landscaping which encroaches into the public right of way. Recommendation: (<i>Carry Forward</i>).</p>
I-9 - 11			Long-term/ Ongoing		No change on long-term and ongoing programs.
I-12	Cost Effective Services	CM	Short-term	I-12a. Consolidation of Services (<i>support consolidation in San Rafael Planning Area</i>)	<p>CM: I-12a. Delete program. Confirm with Community Development Recommendation: <i>Delete Program.</i></p>
I-13 -14			Long-term/ Ongoing		No change on long-term and ongoing programs.
I-15	Telecommunication Improvements	CM, PW, CD	Short-term	I-15b. Telecommunication Ordinance	<p>CD: I-15b. Completed. A wireless telecommunications ordinance was adopted in 2004. The ordinance includes regulations for appropriate location and design of facilities, as well as the permit process and required studies to address radio frequency radiation (RFR) levels. This ordinance is currently being updated to streamline the permit process and address the Federal “shot clock” laws. Recommendation: <i>Remove program.</i></p>

GOVERNANCE

Goal 20: Diversity					
#	Policy	Department	Timeframe	Programs	Activity
G-1 - 4			Long-term/ Ongoing		No change on long-term and ongoing programs.
Goal 21: Community Participation					
#	Policy	Department	Timeframe	Programs	Activity
G-5 - 8			Long-term/ Ongoing		No change on long-term and ongoing programs.
G-9	Advisory Committees	AD, CM	Short-term	G-9b. Recognition and Feedback (<i>exit interviews, and retiring members training new members</i>)	CM: Remove “Conduct exit interviews with board and commission members when they complete their service to assess commission performance.” Recommendation: Carry forward.
G-10-11			Long-term/ Ongoing		No change on long-term and ongoing programs.
G-12	Local Elections	CL, CM	Short-term	G-12b. Voter Participation (<i>publicize election results and turnout</i>)	CM: Completed. Website link to the County Office of Elections is provided on City Clerk’s webpage. Recommendation: Amend text and carry forward.
Goal 22: Educational Excellence					
#	Policy	Department	Timeframe	Programs	Activity
G-13 - 17			Long-term/ Ongoing		No change on long-term and ongoing programs.

Goal 23: Support for Care Providers					
#	Policy	Department	Timeframe	Programs	Activity
G-18	Support for Special Needs Groups	CD	Short-term	G-18c. Zoning Allowance (<i>group homes, transitional housing, treatment facilities</i>)	CD: G-18c. Partially implemented. Per the requirements of SB2, Zoning Ordinance amendments have been drafted to incorporate new definitions for “transitional housing” and “supportive housing”. Recommendation: <i>Carry forward.</i>
G-19			Long-term/ Ongoing		No change on long-term and ongoing programs.
Goal 24: Funding for City Services					
#	Policy	Department	Timeframe	Programs	Policy
G-20 - 23			Long-term/ Ongoing		No change on long-term and ongoing programs.
G-24	Local Government Partnerships	CM	Short-term, <i>Ongoing</i>	G-24b. New Revenue Sources for City Services and Infrastructure	CM: G-24b. Carry forward. Measure S passed in 2005 which established a half-cent local sales tax. Measure E passed in November 2013 which renewed and enhanced the local sales tax to ¾ percent. Measure C, a Special Library Parcel Tax passed in 2010. Measure I, a special paramedic services tax passed in November 2010. Recommendation: <i>Carry forward.</i>

SUSTAINABILITY

<p>Goal 1 It is the goal of San Rafael to have a sustainable community, one that balances the needs of the environment, the economy and a diverse society. A sustainable community is one that improves its economy, built environment and lifestyles within the limits and opportunities provided by the natural environment. Living within the carrying capacity of natural systems will improve the resilience of our community to withstand market shifts and the effects of climate change.</p>					
#	Policy	Department	Timeframe	Programs	Activity
SU-1	Land Use	CD, PW	Short-term	SU-1a. Transportation Alternatives <i>(consider best use of future Civic Center SMART station)</i>	<p>CD: SU-1a. Completed. In 2012, the City completed the Civic Center Station Area Plan, which includes land use and transportation recommendations around the Civic Center SMART station. Station Area Plan recommendations require further study. Recommendation: Carry forward.</p> <p>PW: SU-1a. City DPW is working closely with SMART and the County of Marin to make improvements to Civic Center Drive and the new SMART station to provide safe and compliant access along this roadway to and from the new Station.</p> <p>Additional efforts are underway to coordinate the impacts of the new SMART rail system to downtown. Coordination between GGT, SMART, Caltrans and other agencies is occurring in anticipation of the new rail system in 2016.</p> <p>Community Development working closely with other departments and acquired funding to developed station area plans which analyzed the impacts of the rails systems on the community and provided a basis for future detailed analysis for improvements to these areas.</p> <p>Recommendations: <i>(Carry Forward)</i> Continue to encourage transportation alternatives for the City in and around transit centers.</p>

#	Policy	Department	Timeframe	Programs	Activity
SU-2	Promote Alternative Transportation	PW	Short-term	SU-2d. SMART <i>(encourage funding, development, and use)</i>	<p>PW: SU-2d. City DPW continues to work with SMART to install a new rail system and Multi Use Path near the rail line to provide and encourage a multi-modal approach to access along the SMART rail line.</p> <p>Recommendations: <i>(Carry Forward) Continue to promote and support alternative forms of transportation within the City.</i></p>
SU-3	Alternative Fuel and Fuel Efficient Vehicles	PW, PS, CD	Short-term	<p>SU-3a. Public Charging Stations</p> <p>SU-3b. Charging Stations for Private Facilities <i>(revise building codes)</i></p> <p>SU-3c. Regional Charging Stations <i>(support)</i></p>	<p>CD: SU-3a. On-going. Public charging stations have been installed at several public parking facilities in the City.</p> <p>Recommendation: <i>Carry forward.</i></p> <p>PW: SU-3a. The City has installed several charging stations at the 3rd and Cijos Parking lot and other facilities within the city.</p> <p>CD: SU-3b. On-going. The Zoning Ordinance has been amended to incorporate electric vehicle charging station requirements when developing a new or renovating an existing parking lot/facility.</p> <p>Recommendation: <i>Delete program.</i></p> <p>PW: SU-3b. The city encourages the installation of charging stations on private facilities as long as such stations to not impact the facility or the public adversely.</p> <p>CD: SU-3c. On-going.</p> <p>Recommendation: <i>Carry forward.</i></p> <p>PW: SU-3c. The City continues to look for opportunities to install charging stations within public facilities that are centrally located</p> <p>Recommendations: <i>(Carry Forward) Continue to encourage alternative fuels and fuel efficient vehicles</i></p>

#	Policy	Department	Timeframe	Programs	Activity
SU-4	Renewable Energy	CM, CD	Short-term, <i>Ongoing</i>	<p>SU-4a. Marin Energy Authority (<i>support</i>)</p> <p>SU-4b. PACE Financing</p> <p>SU-4c. Energy Efficiency Outreach</p> <p>SU-4d. Wind and Solar (<i>adopt zoning allowance and fee reductions</i>)</p>	<p>CD: SU-4a. Ongoing. Since the 2009 adoption of the Climate Change Action Plan, the City has been involved in numerous efforts to support the Marin Energy Authority. In 2010, the City joined the Marin Energy Authority as a “light green” customer. Recommendation: <i>Carry forward.</i></p> <p>CD: SU-4b. Completed. Recommendation: <i>Delete program.</i></p> <p>CD: SU-4c. Ongoing. A City webpage has been created and launched to inform the public of available energy-saving programs. Recommendation: <i>Carry forward.</i></p> <p>CD: SU-4d. Completed Recommendation: <i>Delete program.</i></p>

#	Policy	Department	Timeframe	Programs	Activity
SU-5	Reduce Use of Non-Renewable Resources	CD, Marin Municipal Water District	Short-term	<p>SU-5a. Green Building Regulations</p> <p>SU-5b. Energy Efficiency Programs <i>(programs to achieve 20% reduction by 2020)</i></p> <p>SU-5c. Water Efficiency Programs <i>(programs to achieve 30% reduction by 2020)</i></p> <p>SU-5d. Reflective Surfaces <i>(encourage high albedo materials)</i></p>	<p>CD: SU-5a. Green building regulations (LEED and “Build-it-Green”) were adopted by the City in 2010. In 2013, the green building regulations were amended to replace the LEED/Build-it-Green regulations with the universal/statewide “Cal-Green” regulations. Recommendation: <i>Delete program.</i></p> <p>CD: SU-5b. On-going. Energy efficient programs have been promoted by the City, including the actions cited above under Programs SU-4a-4d and SU-5a. Recommendation: <i>Carry forward.</i></p> <p>CD: SU-5c. Partially implemented and on-going. Water efficiency programs have been developed and adopted by the Marin Municipal Water District (MMWD), the local water provider. MMWD Ordinance 721 (Water Conservation) established limits on the type and amount of landscape. Recommendation: <i>Carry forward.</i></p> <p>CD: SU-5d. Partially implemented and on-going. Amendments to the Zoning Ordinance have been drafted to update parking lot standards, which include provisions for the use of high albedo pavement surfaces. Zoning Ordinance amendments scheduled for public hearings and adoption in the spring. Recommendation: <i>Carry forward.</i></p>

#	Policy	Department	Timeframe	Programs	Activity
SU-6	New and Existing Trees	PW, CD, FN	Short-term	<p>SU-6c. Parking Lot Landscaping <i>(update zoning)</i></p> <p>SU-6d. Carbon Offset Program <i>(consider)</i> <i>(PW, FN)</i></p>	<p>CD: SU-6c. Completed. Recommendation: <i>Delete program</i></p> <p>PW: SU-6c. Individual public parking lots are re-examined to determine if they can accommodate additional landscaping when they are reconstructed.</p> <p>CD: SU-6d. Explored but not pursued at this time. After extensive research and tracking, it was determined that implementing a local program is not cost-effective or feasible at this time. Continued monitoring is recommended. Recommendation: <i>Carry forward</i></p> <p>PW: SU-6d. No action has been taken to develop a local Carbon Offset Program. Recommendations: <i>(Carry Forward) Continue to utilize natural elements such as trees to reduce the City’s carbon footprint and support the environment.</i></p>
SU-7-8			Long-term/ Ongoing		No change on long-term and ongoing programs.

#	Policy	Department	Timeframe	Programs	Activity
SU-9	Zero Waste	CM, CD, Marin Sanitary	Short-term	<p>SU-9a. Zero Waste (<i>adopt strategic plan</i>)</p> <p>SU-9b. Home Composting, (Long-Term)</p> <p>SU-9c. Community Composting (<i>create program</i>)</p> <p>SU-9d. Organic Waste-to-Energy (<i>encourage a program</i>)</p> <p>SU-9e. Incentives for Waste Reduction and Recycling (<i>in rate structure</i>)</p> <p>SU-9f. Construction Debris (<i>adopt ordinance</i>)</p>	<p>CD: SU-9a. Completed. In 2011, the City adopted a Zero Waste Goal and Strategic Plan. Recommendation: <i>Revise program text to acknowledge adopted goal/strategic plan, continue to monitor and implement until the goal is met.</i></p> <p>CD: SU-9b. On-going. Marin Sanitary Service has hired an outreach coordinator and has completed residential audits. As a result, outreach materials have been developed encouraging home composting. Recommendation: <i>Carry forward.</i></p> <p>CD: SU-9c. On-going. Same response to SU-9b, above. Recommendation: <i>Carry forward.</i></p> <p>CD: SU-9d. Partially implemented. Marin Sanitary Service has launched the “Food-2-Energy” program. The program is being implemented and needs to be monitored to determine effectiveness. Recommendation: <i>Carry forward.</i></p> <p>CD: SU-9e. On-going. Focus groups were facilitated to understand customer perceptions in order to identify the appropriate type of rate structure that would incentivize waste reduction. Recommendation: <i>Carry forward.</i></p> <p>CD: SU-9f. Completed. Construction and Demolition Debris Ordinance adopted by City Council in 2011. Recommendation: <i>Delete program.</i></p>

#	Policy	Department	Timeframe	Programs	Activity
				<p>SU-9h. Non-Recyclable Single Use Items <i>(investigate ban)</i></p> <p>SU-9i. Commercial and Multi-Family Recycling <i>(adopt an ordinance)</i></p>	<p>CD: SU-9h. Completed. Single-Use Carryout Bag Reduction Ordinance adopted by City Council in February 2014. Recommendation: Delete program.</p> <p>CD: SU-9i. CD/CM: Complete – was adopted in 2011 Recommendation: Delete program.</p>
SU-10	Community Education and Engagement	CD, CM	Short-term	<p>SU-10a. Conservation Programs</p> <p>SU-10b. Resilient Neighborhoods and Businesses <i>(encourage carbon reduction programs)</i></p> <p>SU-10c. Promote Sustainability Efforts <i>(use website and publications)</i></p> <p>SU-10d. Green Festival</p>	<p>CD: SU-10a. On-going. Recommendation: Carry forward.</p> <p>CD: SU-10b. On-going. Resilient Neighborhoods and Businesses program has been successfully implemented. Program effort continuing. Recommendation: Carry forward.</p> <p>CD: SU-10c. On-going. Sustainability webpage developed and launched for the City’s website. Recommendation: Carry forward.</p> <p>CD: SU-10d. On-going. Several “green festivals” (Eco-Festival and Earth Day Marin) were held in the past three years. The City of San Rafael sponsored a booth and assisted in promoting events. Recommendation: Carry forward.</p>

#	Policy	Department	Timeframe	Programs	Activity
SU-11	Environmentally Beneficial Economy	ED, County	Short-term	SU-11b. Marin County Green Business Program (support and encourage)	CM: SU-12a. Ongoing. Recommendation: Carry forward. Goes to Economic Development
SU-12	Monitor Sustainability Objectives and Indicators	CD, CM	Short-term / Ongoing	<p>SU-12a. Monitor Sustainability Indicators and Greenhouse Gas Inventory.</p> <p>SU-12b. Future Development and Capital Improvements.</p> <p>SU-12c. Annual Reports.</p> <p>SU-12d. Sustainability Coordinator (hire)</p> <p>SU-12e. Sustainability Commission (appoint)</p>	<p>CD: SU-12a. Ongoing. The greenhouse gas inventory was last updated in 2013. The next inventory update will be in five years. Recommendation: Carry forward.</p> <p>CD: SU-12b. Ongoing. New development projects are reviewed for consistency with the Sustainability Element policies and programs. When necessary, conditions are required on development projects to comply with the policies. Capital Improvement projects are assessed in the same way. Recommendation: Carry forward (necessary to keep our qualified GHG reduction strategy (streamlining)).</p> <p>CD: SU-12c. Ongoing. Annual reports are completed and presented to the City Council. Recommendation: Carry forward.</p> <p>CD: SU-12d. Completed. Sustainability Coordinator position was created in 2011, and made full time in 2013. Recommendation: Delete program.</p> <p>CD: SU-12e. No action. The CCAP Quarterly Forum (which includes stakeholders) provides oversight in the progress of implementing the sustainability programs. Further, the Mayor has formed a Sustainability Sub-Committee to provide direction and oversight on implementing sustainability programs. Recommendation: Amend program text to reference the CCAP Quarterly Forum.</p>

Goal 2	It is the goal of San Rafael to have municipal operations that are highly resource efficient and anticipate the effects of climate change. Municipal operations constitute only one percent of the community’s greenhouse gas emissions, but can be a model of sustainable practices. The City should anticipate and mitigate the effects of sea level rise and natural disasters which will be exacerbated by climate change.				
#	Policy	Department	Timeframe	Programs	Activity
SU-13	Municipal Programs	PW, P, F, FN, CM, Marin Energy Management Team	Short-term	<p>SU-13c. Limit Idling of City Vehicles (<i>adopt policy</i>)</p> <p>SU-13d. Green Purchasing</p> <p>SU-13e. Energy Audits Municipal Buildings,</p> <p>SU-13f. City Electricity (<i>switch accounts to “Light Green” in 2010 and “Deep Green” in 2020</i>)</p>	<p>PW: SU-13c. Public Works encourages staff to turn off equipment when possible or being idled to reduce fuel consumption. No policy statement has been developed since this is a fairly small staff and staff is aware of the city’s intent to reduce fuel consumption.</p> <p>F: SU-13c. Amin fleet vehicles follow City standard. Emergency vehicles minimize idle time whenever possible. New Addition: Solar panels on fire operations emergency vehicles for charging batteries and supplementing power.</p> <p>CM: SU-13d. The City Employee Green Team developed an environmentally preferable purchasing policy in 2013, which was signed by the city manager and distributed to departments in November 2013.</p> <p>CM: SU-13e. Audits completed for City Hall in 2008 and Public Works Building, Boro Community Center, and San Rafael Community Center in 2008. Recommendation: <i>Delete program</i></p> <p>CM: SU-13f. We switched to light green in 2010. We are developing a plan to switch to deep green now.</p>

#	Policy	Department	Timeframe	Programs	Activity
				<p>SU-13g. Streetlights and Traffic Signals <i>(pursue funding for retrofits)</i></p> <p>SU-13h. Employee Awareness <i>(to climate protection. Internal committee to implement plans)</i></p>	<p>PW: SU-13g. The City has pursued and implemented the installation of LED lights on main arterial streets. Further implementation is being investigated on neighborhood streets however impacts to communities will need to be discussed prior to implementation.</p> <p>CM: SU-13h. The City Employee Green Team and the City Employee Commute Committee actively educate and inform employees of climate issues and activities taking place in the city to participate in. These include an alternative commute incentive program, recycling education and office enhancements, energy and water conservation, and waste reduction among other things. Recommendations: <i>(Carry Forward)</i></p>
SU-14	Adapting to Climate Change	PW	Short-term	SU-14d. Sea Level Monitoring and Planning <i>(with BCDC)</i>	<p>PW: SU-14d. Community Development has developed a white paper and presented it to the City Council which explained some of the unknowns associated with Sea Level Rise. The exact amount of sea level rise is not known such that action to implement modification cannot be made at this time. Recommendations: <i>(Carry Forward) Continue to communicate with regulatory agencies related to this subject to establish a baseline for sea level rise.</i></p>

CULTURE AND ARTS

Goal 25: Quality Cultural and Library Services					
#	Policy	Department	Timeframe	Programs	Activity
CA-1	Cultural Center of Marin	CS	Short-term	CA-1a. Community Vision of Culture and Arts in San Rafael CA-1b. Promotion of Cultural Offerings (identify public places to promote)	CS: CA-1a. Recommendation: Complete. City adopted an Arts Plan. Falkirk Cultural Center currently hosts art exhibits and events. CS: CA-1b. Recommendation: Complete. Promotion of cultural offerings is currently done on internet and with Community Services brochure.
CA-2	Arts Plan	CS	Short-term	CA-2a. Funding (identify)	CS: CA-2a. Recommendation: Carry forward. A work program for completing the plan has been prepared. Need a resolution of dedicated funding source such as hotel tax or franchise tax.
CA-3 -5			Long-term/ Ongoing		No change on long-term and ongoing programs.
CA-6	Community Art	CS, CD	Short-term	CA-6c. Community Art Contributions (adopt regulations)	CS: CA-6c. Recommendation: Complete. Policy/Procedure created. Partner with Downtown art works.
CA-7			Long-term/ Ongoing		No change on long-term and ongoing programs.
CA-8	Facility Development	CM, CD	Short-term	CA-8a. Marin Center (support renovation and enhancement)	CM: CA-8a. Completed. Marin Center Renaissance Conceptual Plan completed in 2005.

#	Policy	Department	Timeframe	Programs	Activity
CA-9	Falkirk Cultural Center	CS	Short-term	CA-9a. Falkirk Master Plan (update Falkirk Grounds Conceptual Master Plan (1996) and Strategic Plan/Phase I (1996))	CS: CA-9a. Recommendation: Complete. Ten year agreement with Marin Master Gardeners. Full restoration of green house and completed additional phases of Master plan. Strategic Plan not moved forward due to staff cut backs. Moving forward with partnerships.
CA-10			Long-term/ Ongoing		No change on long-term and ongoing programs.
CA-11	San Rafael Public Library	L, CM, PW	Short-term	CA-11a. Facility Needs (study)	PW: CA-11a. No action has been taken to perform a needs assessment for the San Rafael Public Library. Recommendations: (Cary Forward) Continue to list this as a goal. CM: Carry forward.
CA-12			Long-term/ Ongoing		No change on long-term and ongoing programs.

Goal 26: Protected Cultural Heritage					
#	Policy	Department	Timeframe	Programs	Activity
CA-13	Historic Building Areas	CD	Short-term	<p>CA-13a. Inventory Update (<i>update City's Historical/Architecture Survey</i>)</p> <p>CA-13c. Historic Preservation Advisory Committee (<i>establish technical advisory board or contract architectural historian</i>)</p>	<p>CD: CA-13a. No action. No budget available to fund the professional services of a qualified architectural historian. Recommendation: <i>Carry forward and change Timeframe to Long-term</i></p> <p>CD: CA-13c. No action. Projects involving or potentially impacting historic resources are reviewed on a case-by-case basis and generally require as assessment from a qualified architectural historian. Recommendation: <i>Carry forward</i></p>
CA-14	Reuse of Historic Buildings	CD	Short-term	<p>CA-14a. Historical Building Code,</p> <p>CA-14b. Zoning (<i>investigate zoning exceptions to regulations</i>)</p> <p>CA-14c. Incentives. (<i>Long-Term</i>)</p>	<p>CD: CA-14a. On-going. Recommendation: <i>Carry forward</i></p> <p>CD: CA-14b. No action. Recommendation: <i>Carry forward</i></p> <p>CD: CA-14c. On-going. Projects involving potential impacts to historic resources are reviewed on a case-by-case basis. In most cases, preservation is encouraged. Transfer of development rights to preserve and protect historic resources has not been proposed or approved in this period. Recommendation: <i>Carry forward</i></p>
CA-15			Long-term/ Ongoing		No change on long-term and ongoing programs.

PARKS AND RECREATION

Goal 27: Parks and Programs for All					
#	Policy	Department	Timeframe	Programs	Activity
PR-1-2			Long-term/ Ongoing		No change on long-term and ongoing programs.
PR-3	Neighborhood Recreational Needs	CS	Short-term	PR-3a. Neighborhood Recreational Needs (develop individual park plans)	CS: PR-3a. Recommendation: Carry forward. Requires funding source. Approximately \$15,000 to \$25,000 needed for each park. 18 month process per park.
PR-4	City Recreational Needs	CS	Short-term	PR-4a. All-Weather Fields (consider)	CS: PR-4a. Recommendation: Carry forward. Seeking grant funding for Pickleweed Park Soccer Field conversion to synthetic fields.
PR-5	Review of Needs	CS	Short-term	PR-5a. Needs Survey	CS: PR-5a. Recommendation: Carry forward.
PR-6	Community Center Improvements	CS	Short-term	PR-6a. Community Center Improvements (prepare plans and seek funding for Albert J. Boro and San Rafael centers)	CS: PR-6a. Recommendation: Carry forward. Requires funding source.
PR-7	Community Park Improvements	CS, CM	Short-term	PR-7a. Community Park Improvements (prepare plans and seek funding for Gerstle Park, Pickleweed Park, and Shoreline Park) PR-7b. Marin History Museum (renovate/expand)	CS: PR-7a. Recommendation: Carry forward. Requires funding source. CM: PR-7b. Delete program. Expansion project dropped by Marin History Museum.

#	Policy	Department	Timeframe	Programs	Activity
PR-8	Neighborhood Park Improvements	CS	Short-term	PR-8a. Neighborhood Park Improvements (prepare plans and seek funding for Bret Harte, Freitas, Ranchitos, Riviera, Santa margarita, Schoen and Sun Valley)	CS: PR-8a. Recommendation: Carry forward. Requires funding source.
PR-9-10			Long-term/Ongoing		No change on long-term and ongoing programs.
PR-11	Public Pools	CS	Short-term	PR-11a. High School and University Pools (explore)	CS: PR-11a. Recommendation: Complete: community access available to pools in San Rafael for San Rafael residents and user groups.
PR-12			Long-term/Ongoing		No change on long-term and ongoing programs.
PR-13	Commercial Recreation	CS	Short-term	PR-13a. Commercial Recreation (consider zoning amendment for FAR exemption for on-site rec facilities open to the public)	CS: PR-13a. Recommendation: Carry forward. There is no ordinance that promotes or advocates for commercial recreation. Consider a mid-term timeframe.
PR-14-15			Long-term/Ongoing		No change on long-term and ongoing programs.

#	Policy	Department	Timeframe	Programs	Activity
PR-16	Community Gardens	CS	Short-term	PR-16a. Community Gardens (encourage)	CS: PR-16a. Recommendation: Complete. In addition to the Terra Linda Community Garden, the Canal Community Garden opened in 2013 with Canal Alliance serving as the managing partner. Consider ongoing timeframe.
PR-17-22			Long-term/ Ongoing		No change on long-term and ongoing programs.
PR-23	Funding	CS	Short-term	PR-23a. Funding (consider private donations and dedications, grants, assessment districts, joint ventures, user fees, Capital Improvement Program, Friends of San Rafael, Parkland Dedication Ord.)	CS: PR-23a. Recommendation: Carry forward.
PR-24	Contributions by Rental Residential Development	CS, A	Short-term	PR-24a. Rental Residential Contributions (evaluate feasibility of an ordinance requiring apartment developer contributions to park improvement)	CS: PR-24a. Recommendation: Carry forward. Re-evaluate fees for land value/Quimby Fees. Fees for Park land dedication have not been evaluated in over 20 years. Cost: \$50,000-\$70,000. A: PR-24a. Ongoing. Recommendation: Carry forward

SAFETY

Goal 28: A Safe Community					
#	Policy	Department	Timeframe	Programs	Activity
S-1-8			Long-term/ Ongoing		CD + PW – Coordinate on Geotechnical Review
S-9	Post-Earthquake Inspections	CD	Short-term	S-9a. Inspection List	CD: S-9a. No action. Recommendation: Carry forward
S-10			Long-term/ Ongoing		No change on long-term and ongoing programs.
S-11	Restriction of Businesses	CD	Short-term	S-11a. Survey of Facilities (<i>determine hazardous materials and risk within ¼ mile of schools</i>)	CD: S-11a. No action. Recommendation: Carry forward
S-12	Use of Environmental Databases in Development Review	F	Long-term	S-12, 12a and 12b.	F: S-12. Needs to be updated. FD no longer has the capabilities listed.
S-13	Potential Hazardous Soils Conditions	F	Short-term	S-13b. Hazardous Soils Cleanup (<i>remediation according to regional and local standards</i>)	F: S-13. Needs to be updated. FD no longer has the capabilities listed.
S-14	Hazardous Materials Storage, Use and Disposal	F	Long-term	S-14 and 14a.	F: S-14. Needs to be updated. FD no longer has the capabilities listed and the CUPA program has relocated to Marin County DPW.
S-15-24			Long-term/ Ongoing		No change on long-term and ongoing programs.
S-25	Disaster Preparedness	F	Long-term	S-25	F: S-25. Needs to be updated. DART has been replaced with CERT.

#	Policy	Department	Timeframe	Programs	Activity
S-26	Public Safety Training	F	Long-term	S-26a	F: S-26. Needs to be updated. DART has been replaced with CERT.
S-27-29			Long-term/ Ongoing		No change on long-term and ongoing programs.
S-30	Fire Protection Ordinance	F	Long-term	S-30b.	F: S-30. Needs to be updated. Ordinance #1856 adopts WUI standards in SRMC Chapter 4.12.
S-31-32			Long-term/ Ongoing		No change on long-term and ongoing programs.
S-33	Training of Citizen Police Academy and DART Graduates	F	Long-term	S-33e.	F: S-33. Needs to be updated. DART has been replaced with CERT.
S-34-37			Long-term/ Ongoing		No change on long-term and ongoing programs.
S-38	Building Code and Fire Code Update	F, CD	Short-term (3 year cycle)	S-38a. State Required Code Updates	CD: S-38a. On-going. Building and Fire codes last updated in December 2013 to comply with the updates of the State codes. <i>Recommendation: Carry forward</i> F: S-38a. The 2013 California Fire Code and the 2012 International Fire Code where adopted with local amendments, effective January 2, 2014.
S-39			Long-term/ Ongoing		No change on long-term and ongoing programs.
S-40	Neighborhood Educational Program	F	Long-term	S-40	F: S-40. Needs to be updated. DART has been replaced with CERT.

NOISE

Goal 29: Acceptable Noise Levels					
#	Policy	Department	Timeframe	Programs	Activity
N-1-5			Long-term/ Ongoing		No change on long-term and ongoing programs.
N-6	Traffic Noise	CD, PW, CC	Short-term	<p>N-6b. Mixed-Use <i>(develop land use districts allowing homes close to offices and services)</i></p> <p>N-6c. Coordination with Local and State Agencies <i>(to achieve noise reduction along Pt. San Pedro Rd, Hwy 101 and 580, and Sonoma Marin Area Rail Transit corridor)</i></p>	<p>CD: N-6b. Complete. Current office and commercial zoning districts allow residential and mixed-uses that are also close to public transit. Districts reinforced by the Downtown and Civic Center Station Area Plans, which were completed in 2012. Recommendation: <i>Delete program.</i></p> <p>CD: N-6c. Partially implemented and on-going. Some measures that have been implemented since the 2004 adoption of the General Plan 2020 include, among others: a) establishing “Quiet Zones” along the SMART corridor and at-grade crossings and in residential areas bordering the initial operating SMART rail line; and c) use of rubberized asphalt material for repaving Point San Pedro Road, which has noise-reducing qualities. Recommendation: <i>Carry forward.</i></p> <p>PW: N-6c. DPW continues to coordinate with multiple agencies to coordinate local and State concerns. City is working with the County of Marin to install sound attenuating material along the full length of Point San Pedro Road from Union to Biscayne. Other areas will be considered for this type of material after the work on Point San Pedro Road has been evaluated.</p>

#	Policy	Department	Timeframe	Programs	Activity
				<p>N-6e. Street Improvements. Pursue feasible cost-effective new street paving technologies to minimize traffic noise. (Long-Term)</p> <p>N-6f. Widening of US 101 and 580 (encourage Caltrans noise mitigation) (PW,CC)</p>	<p>PW: N-6e. Public Works is exploring the utilization of new materials to be used in resurfacing roadway. Point San Pedro Road is to be resurfaced with a sound attenuating open graded material. Other materials such as micro seals or rubberized asphalt are considered when resurfacing roadways.</p> <p>CD: N-6f. Partially implemented and on-going. Since the 2004 adoption of the General Plan 2020, Caltrans completed the US101 “Gap Closure” project through Central San Rafael, which included relocating and rebuilding the noise walls flanking the freeway. The new noise wall construction included the installation of more up-to-date noise buffering measures, including a surface application that absorbs rather than deflects noise. Recommendation: Carry forward.</p> <p>PW: N-6f. CalTrans has installed No action has been taken on this item. CalTrans has not presented any modification to the highway system for the City to comment and recommend sound attenuation measures. Recommendations: (Carry Forward) Continue to explore ways to reduce noise from vehicles.</p>
N-7-10			Long-term/ Ongoing		No change on long-term and ongoing programs.

OPEN SPACE

Goal 30: Protected Open Space					
#	Policy	Department	Short-term or Annual Programs	Programs	Activity
OS-1-7			Long-term/ Ongoing		<i>There has been some activity impacting this element since the 2004 adoption of the GP2020 (Gold Hill OS purchase).</i>

CONSERVATION

Goal 31: Protected Habitat					
#	Policy	Department	Timeframe	Programs	Activity
CON-1-16			Long-term/ Ongoing		No change on long-term and ongoing programs.
Goal 32: Resources Used Wisely					
#	Policy	Department	Timeframe	Programs	Activity
CON-17			Long-term/ Ongoing		No change on long-term and ongoing programs.
CON-18	Resource-Efficient Building Design	CD	Short-term	<p>CON-18a. Energy-efficient Homes (<i>consider ordinance requiring greater energy efficiency in construction</i>)</p> <p>CON-18b. Zoning and Building Code Review (<i>remove barriers to resource efficiency</i>)</p> <p>CON-18e. LEED Program (<i>encourage LEED standards in dev.</i>)</p>	<p>CD: CON-18a. Completed. Since the 2004 adoption of the General Plan 2020, the City adopted a green building ordinance (2010) which, since initial adoption has been updated (2013). Recommendation: <i>Delete program</i></p> <p>CD: CON-18b. On-going. As noted above, a green building ordinance was adopted in 2010. Further, in 2012, the building permit fees for roof-mounted photovoltaic (solar) panels was significantly reduced (going from a valuation-based fee to a flat fee) as an incentive to support this industry and to reduce permit review time. Recommendation: <i>Carry forward</i></p> <p>CD: CON-18e. Completed. Since the 2004 adoption of the General Plan 2020, the City adopted a green building ordinance (2010) which, since initial adoption has been updated (2013). The 2013 green building code amendments deleted the LEED standards and replaced with the more universally-applied Cal Green standards. Recommendation: <i>Delete program</i></p>

#	Policy	Department	Timeframe	Programs	Activity
CON-19	Energy Resources	CD	Short-term	CON-19a. Energy Production (<i>consider options, like photovoltaic cells</i>)	CD: CON-19a. On-going. As discussed above, in 2010, the City adopted a green building ordinance. Further, recently-adopted changes in the City building codes incorporated up-to-date Title 24 standards including the adoption of the universally-applied Cal Green standards. Recommendation: <i>Carry forward.</i>
CON-20	Water Conservation	CD	Long-Term	CON-20a. Water Conservation (Long-Term) CON-20b. Water Recycling (Long-Term)	CD: CON-20a. Completed. In 2011, MMWD adopted an updated Water Conservation Ordinance (Ordinance 421) to comply with State law. Both MMWD and the City have prepared water conservation information and materials so as to educate property managers, designers, landscape contractors and homeowners. During the planning permit process for development, project sponsors are directed to MMWD Ordinance 421 and encouraged to meeting with MMWD staff to discuss landscaped design for compliance with water conservation requirements. Recommendation: <i>Carry forward.</i> CD: CON-20b. On-going. Recycled water is currently available in North San Rafael only (94903 zip code are served by Las Gallinas Valley Sanitation District). Since the 2004 adoption of the General Plan 2020, the infrastructure for recycled water has been extended to include serves for projects such as Northgate Mall and 33 San Pablo Avenue. Recommendation: <i>Carry forward.</i>
CON-21	Waste Reduction/Recycling	CM, CD	Short-term	CON-21b. Recyclable Waste Receptacles (<i>support Marin Sanitary</i>)	CD: CON-21b. On-going. Recommendation: <i>Carry forward.</i>

#	Policy	Department	Timeframe	Programs	Activity
				<p>CON-21c. Recycling for Apartments and Nonresidential Buildings (<i>encourage and consider expansion costs/benefits</i>)</p> <p>CON-21d. Demolition Waste</p>	<p>CD: CON-21c On-going. Recommendation: <i>Carry forward.</i></p> <p>CD: CON-21d. Partially implemented and on-going. In 2012, the City adopted a construction and demolition waste diversion ordinance. This ordinance applies to all construction, renovation and demolition with a valuation of over \$10,000. Further, in 2011, the City adopted a Zero Waste Goal and Strategic Plan. Recommendation: <i>Carry forward.</i></p>
CON-22			Long-term/ Ongoing		No change on long-term and ongoing programs.
CON-23	Energy-Efficient Transportation Programs	CD, CM	Short-term	CON-23a. City Carpool (<i>encourage incentive</i>)	<p>CD: CON-23a Partially implemented and on-going. Responsibility has shifted to the City Manager’s Office. Recommendation: <i>Carry forward</i> Responsibility: <i>Delete Community Development and replace with City Manager.</i></p> <p>CM: Replace title with “City Employee Commute Program” Replace program text with “Encourage and incentivize employee use of alternative modes of transportation including public transit, carpools/vanpools, bicycling, walking, and the use of energy-efficient vehicles.”</p> <p>Remove Community Development from responsibility. Replace with Human Resources.</p> <p>Recommendation: <i>Completed. Employee Commute Program established in January 2013.</i></p>

#	Policy	Department	Timeframe	Programs	Activity
CON-24	Energy-, Water-, and Resource-Efficiency in Government	CD, CM	Short-term	CON-24a. Green Business Certification	<p>CD: CON-24a. Partially implemented and on-going. The City has formed the “Green Team,” which is a team of City staff charged with promoting and implementing policies and practices for recycling and resource-efficient purchases for City facilities. The “Green Team” is also working to achieve a Green Business Certification for the City of San Rafael public facilities.</p> <p>Recommendation: <i>Carry forward.</i></p>
CON-25	Energy Emergencies	PW	Short-term	CON-25a. Backup Energy Provision	<p>PW: CON-25a. The City is considering moving forward with the installation of Solar panels on several buildings to reduce our energy consumption as well as reduce our greenhouse gas emissions.</p> <p>Public Works Fleet incorporates hybrid vehicles which decrease fuel consumption.</p> <p>Public Works Fleet also utilize biodiesel for its larger equipment which are compatible with this type of fuel to save energy and reduce the city’s greenhouse gas emissions.</p> <p>New Heating and Ventilation Equipment has been installed in the City Hall which is more energy efficient and reduces our greenhouse gas emissions.</p> <p>Recommendations: <i>(Carry Forward) Continue to pursue new energy efficient measures to reduce the City’s greenhouse gas emissions and reduce the cost to the City.</i></p>

AIR AND WATER QUALITY

Goal 33: Clean Air and Waterways					
#	Policy	Department	Timeframe	Programs	Activity
AW-1-2			Long-term/ Ongoing		No change on long-term and ongoing programs.
AW-3	Air Quality Planning with Other Processes	CD	Short-term	AW-3a. Air Pollution Reduction Measures (<i>consider zoning regulation revisions requiring developers to implement strategies for air quality improvement described in BAAQMD/ABAG’s guide “Design Strategies for Encouraging Alternatives to Auto Use Through Local Development Review”</i>)	CD: AW-3a. Partially implemented and on-going. Indirectly, the City has many provisions in its current zoning ordinance and other city requirements that are designed to improved air quality, through requirement landscape and design requirements for parking lots, and requirements from the sustainability element and climate change action plan Recommendation: Carry forward.
AW-4	Particulate Matter Pollution Reduction	CD	Short-term	AW-4b. Fireplaces and Woodburning Stoves (<i>cooperate with the local air district to monitor pollution and enforce mitigations in areas affected by emissions from woodburning</i>)	CD: AW-4b. Completed. In 2007, the City adopted a Municipal Code amendment, prohibiting with a few exception allowed Recommendation: Delete Program.
AW-5 - 11			Long-term/ Ongoing		No change on long-term and ongoing programs.