

## **ATTACHMENT D:**

### MAP AMENDMENT REQUESTS

### APPLICATIONS AND SUPPORTING MATERIALS

1. 3301 Kerner
2. Caltrans (misc. properties)
3. 86 Culloden Park
4. 435 Dubois

# **Map Amendment Request Application 1:**

3301 Kerner Boulevard

Supporting Materials



**Application Form**

[www.sanrafael2040.org](http://www.sanrafael2040.org)

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

Kerner Trust

Site Address (if applicable): 3301 Kerner

Parcel Number(s) (if applicable): 008-082-46

Acres or Square Feet of lot area: 39,758; 0.912 Ac.

Existing General Plan designation: Light Industrial/Office Existing Zoning: LC1/O

Proposed General Plan designation (\*): General Commercial

**CONTACT INFORMATION**

Applicant: Dennis Gilardi

Company Name (if applicable): \_\_\_\_\_

Mailing Address: 250 Hawthorne Ave

City: Marlspur State: CA ZIP: 93939

Phone: 415-548-0003 E-mail: dennis.gilardi@dsgilardi.com

**AUTHORIZED AGENT**

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

Print Name: Dennis A. Gilardi Date: 6/30/20

Signature: Dennis A. Gilardi (owner)

**SUBMITTAL STANDARDS**

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

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

## DESCRIPTION OF PROPOSED AMENDMENT

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

1. Briefly describe the site/ sites under consideration, the current use(s), and the rationale for the General Plan Map change. *Office bldg for up to 160 workers, 80 off street parking spaces. Repurposing bldg would help General Plan goals.*
2. Is there a specific development project anticipated for the site at this time? (If so, a conceptual drawing may be required) *NO*
3. What type of development or activity is ultimately envisioned for the area proposed for the amendment? *remodel interior for housing + programs affordable*
4. Describe the suitability of the area for the proposed designation, considering adjacent land uses, site features and access, and the surrounding development pattern. *Services + programs, including health are in the immediate area - MCC; Ritter*
5. How does your amendment support the policies of the existing General Plan 2020? *Opportunity to provide housing for low income residents*
6. How will your amendment support the Guiding Principles of General Plan 2040? *Housing for low income residents*
7. Please describe, in general terms, the potential impacts of your proposal on:
  - a. The natural environment? *NO CHANGE*
  - b. Adjacent properties? *NO CHANGE*
  - c. Businesses, residents, or property owners in the vicinity? *NO NEGATIVE impacts*
8. Describe the availability of infrastructure and public services to serve the type and intensity of uses allowed by the proposed designation. *Existing tr*
9. Are you aware of any opposition to (or support for) your proposed amendment? (please describe)? *NO opposition. Strong support from St. Vincent's, Ritter, Homeward Bound by providing housing*
10. If your proposal has been previously considered, what circumstances have changed to make the proposed amendment appropriate now? *N/A*

If you need assistance responding to the questions above, contact Barry Miller at [barry.miller@cityofsanrafael.org](mailto:barry.miller@cityofsanrafael.org)

## EVALUATION CRITERIA

Each amendment request will be generally evaluated based on:

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

# **Map Amendment Request Application 2:**

Caltrans – Misc. Properties

Supporting Materials

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 4  
P.O. BOX 23660, MS 1A  
OAKLAND, CA 94623-0660  
PHONE (510) 286-5900  
FAX (510) 286-6301  
TTY 711  
www.dot.ca.gov



*Making Conservation  
a California Way of Life.*

June 28, 2019

Mr. Raffi Boloyan  
Planning Manager  
City of San Rafael Community Development  
1400 Fifth Avenue  
San Rafael, CA 94901

Dear Mr. Boloyan:

On behalf of the State of California Department of Transportation, I support the request to have properties listed in attached application included in the City of San Rafael General Plan 2040.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie McDaniel", with a long horizontal flourish extending to the right.

JULIE MCDANIEL  
District Office Chief  
R/W Airspace, Utilities and Local Programs

# Application Form

Amendment Name (please create a reference name for your amendment):

CALTRANS DIST. 4 Freeway Lease Area (FLA) Parcels

Site Address (if applicable): Numerous-State parcels do not have addresses but locations are indicated on attached list.

Parcel Number(s) (if applicable): N/A (State owned parcels; numbered as FLA numbers as shown on attached list)

Acres or Square Feet of lot area: Various (see attached list)

Existing General Plan designation: None

Existing Zoning: None

Proposed General Plan designation: (see note below) See attached list.

## CONTACT INFORMATION

Applicant: Leslie C. Wong, Right of Way Agent

Company Name (if applicable): State of California Department of Transportation (CALTRANS)

Mailing Address: PO Box 23440

City: Oakland State: CA Zip: 94623-0440

Phone: (510) 286-5423

## AUTHORIZED AGENT

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

Print Name: Julie McDaniel, Dist. Office Chief  
Caltrans District 4 Right of Way Airspace, Utilities and Local Programs

Date: 6/28/19

Signature: 

**2040 General Plan Map Amendment Request-City of San Rafael**

	Area (square feet)	State Assigned Freeway Lease Area (FLA) #	Current use	Proposed use
(DOWNTOWN AREA):				
Under 101 between 3rd & 4th Streets		MRN-101-1A (MRN-101-28)		Downtown San Rafael- Retail Office
Strip providing access alongside P&R to backside of adjoining business		MRN-101-02	unzoned	Community Commercial Mixed Use
2nd/Irwin		MRN-101-16 A&B	unzoned	Downtown San Rafael- Heatheron or Retail Office
(NEAR ANDERSON DR. & BELLUM AVE.):				
Bellum at Anderson Drive	24,532 s.f.	MRN-101-06	unzoned	General commercial
Gary Place/Anderson Drive	68,448 s.f.	MRN-101-15	unzoned	General commercial
Old offramp adjacent to Gary Place/Anderson Drive	~22,000 s.f.	(No FLA assigned; adjacent to MRN-101-15)	unzoned	General commercial



# Supplemental Questions

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

1. Briefly describe the site/ sites under consideration, the current use(s), and the rationale for the General Plan Map change..

***Currently the State of California Department of Transportation (CALTRANS) parcels listed are undeveloped (at the most, paved and lit with potentially minimum impact to surrounding areas) and are not in the City General Map plan. The State leases the areas short-term. Temporary uses compatible with these lots are: parking, storage, adjacent commercial business support and other uses that would be compatible with properties nearby. The six parcels identified for which we are requesting inclusion in the General Plan are grouped in two groups: 1) Downtown San Rafael (MRN-101-02, MRN-101-16 A&B, and MRN-101-28); and 2) Areas in and around Anderson Drive and Bellum Avenue (MRN-101-06, MRN-101-15, and a parcel that was the old offramp that adjoins MRN-101-15 to the West).***

***Current uses are:***

***MRN-101-02: access to rear of adjoining business***

***MRN-101-16 A&B: parking for office building***

***MRN-101-28: parking for French Quarter Property businesses that adjoin lot***

***MRN-101-06: JR AutoBody-this is the only improved parcel of all listed. Houses an autobody repair/painting business.***

***Adjacent to 101-06: currently not leased; prior use has been for construction storage and staging for nearby highway or other public projects.***

***MRN-101-15: staging and storage of construction equipment.***

***State properties are currently not zoned. This has caused problems in potential tenants not being able to obtain***

***concurrence from the City on any proposed use to occupy and lease this site.***

***Including State property in the General Plan will benefit the City of San Rafael in many ways. Specifically:***

***-provide a tangible reference for the City to use as guidance in determining approvable uses of the parcels***

***-offer flexibility to the City and prospective tenant in planning use of State sites***

***-allow for quicker, easier use/occupancy of the site which in turn would help keep the property from becoming blighted***

2. Is there a specific development project anticipated for the site at this time? (If so, a conceptual drawing may be required)

***The State does not allow development of airspace sites; thus, no specific development project anticipated at the sites at this time.***

3. What type of development or activity is ultimately envisioned for the area proposed for the amendment?

***The State uses these sites for the public highway system. Per 23 CFR 710.403 (b), the Department must assure that all real property within the boundaries of a federally-aided facility is devoted exclusively to the purposes of that facility and is preserved free of all other public or private alternative uses, unless such alternative uses are permitted by Federal law (including regulations) or the FHWA. An alternative use, whether temporary or permanent, must be in the public interest, consistent with the continued safety, operation and maintenance of the facility, and such use must not impair the highway or interfere with the free and safe flow of traffic.***

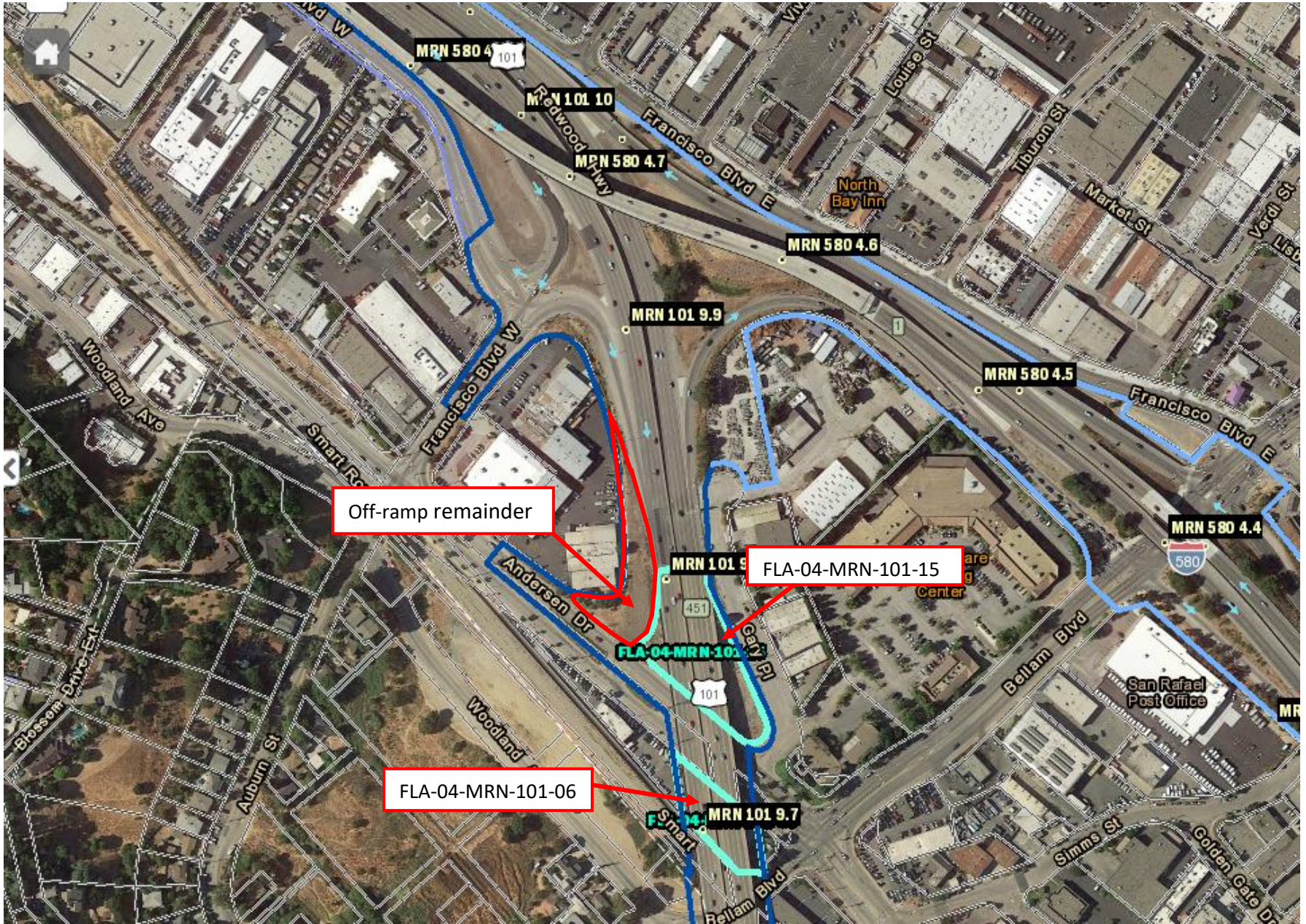
***Streets and Highways (S&H) Code 104.12, "Leasing of Airspace," authorizes the Department of Transportation (Department) to lease airspace above, below and adjacent to State highways to public agencies and private entities in accordance with prescribed CTC procedures.***

***We may only lease these “airspace” or “Freeway Lease Areas” (FLA) short term and for temporary uses. Uses most compatible have been parking for adjoining businesses or (in the case of the parcels located south of the downtown area), for storage supporting contractors and perhaps card dealerships. At the most, “development” is limited to paving, striping and addition of lighting-all subject to case-by-case evaluation and approval within Caltrans departments. Ultimately, the State envisions the parcels included in the City of San Rafael General Plan with uses congruent with what the City desires, but within the parameters of our leasing abilities.***

4. Describe the suitability of the area for the proposed designation, considering adjacent land uses, site features and access, and the surrounding development pattern. ***The State is requesting that the approved uses are in agreement with what the City designations are, considering adjacent land uses and surrounding development pattern, as long as it follows what the State/Federal guidelines allow. The State would like the zoning to compliment City designated uses.***
  
5. How does your amendment support the policies of the existing General Plan 2020 ***The goal of the State is to have the parcels included as part of the General Plan in a matter compatible with existing uses; therefore, the request supports the policies of the existing General Plan as it would allow for better planning for use of the parcels.***
  
6. How will your amendment support the Guiding Principles of General Plan 2040? ***See #5 above***
  
7. Please describe, in general terms, the potential impacts of your proposal on:
  - a. The natural environment? ***N/A***
  - b. Adjacent properties? ***Creating spaces that may be used for additional parking or commercial storage helps to provide acceptable uses compatible with the surrounding area. This would allow the parcels to be occupied which, in turn,***

***reduces public dumping and encroachments that can result in blight.***

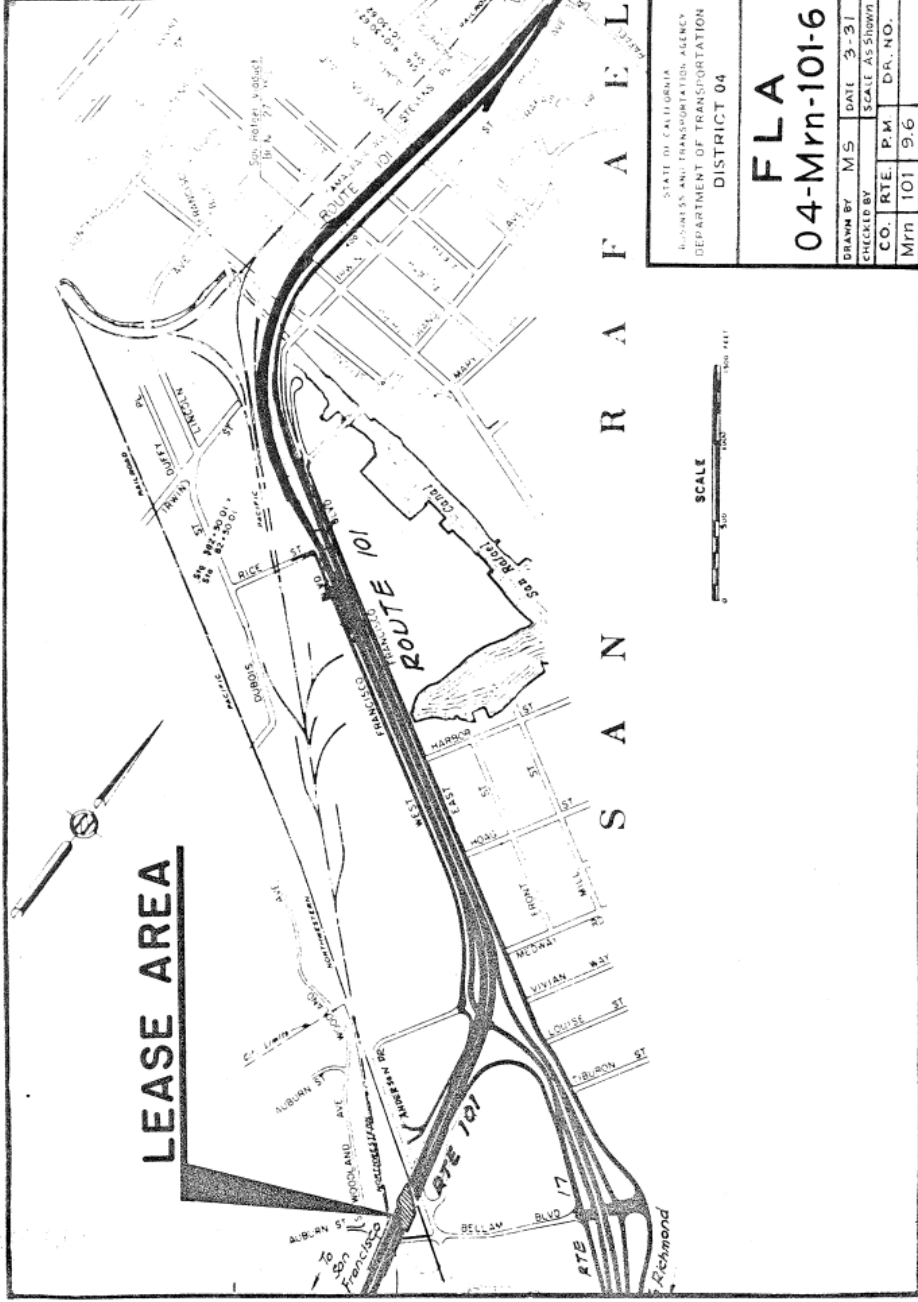
- C. Businesses, residents, or property owners in the vicinity?  
***Provide extra resources for storage or parking which benefits businesses.***
8. Describe the availability of infrastructure and public services to serve the type and intensity of uses allowed by the proposed designation. ***All should be compatible with City desires and State constraints so the State would rely on the City to determine which use is most compatible/complimentary.***
9. Are you aware of any opposition to (or support for) your proposed amendment? (please describe) ? ***In general, support for having the State parcels identified on the General Plan would be from parties who have inquired and wish to utilize or otherwise understand what uses would be acceptable. Existing businesses and entrepreneurs support having information available to them regarding acceptable uses for the area by the City of San Rafael.***
10. If your proposal has been previously considered, what circumstances have changed to make the proposed amendment appropriate now? ***N/A***



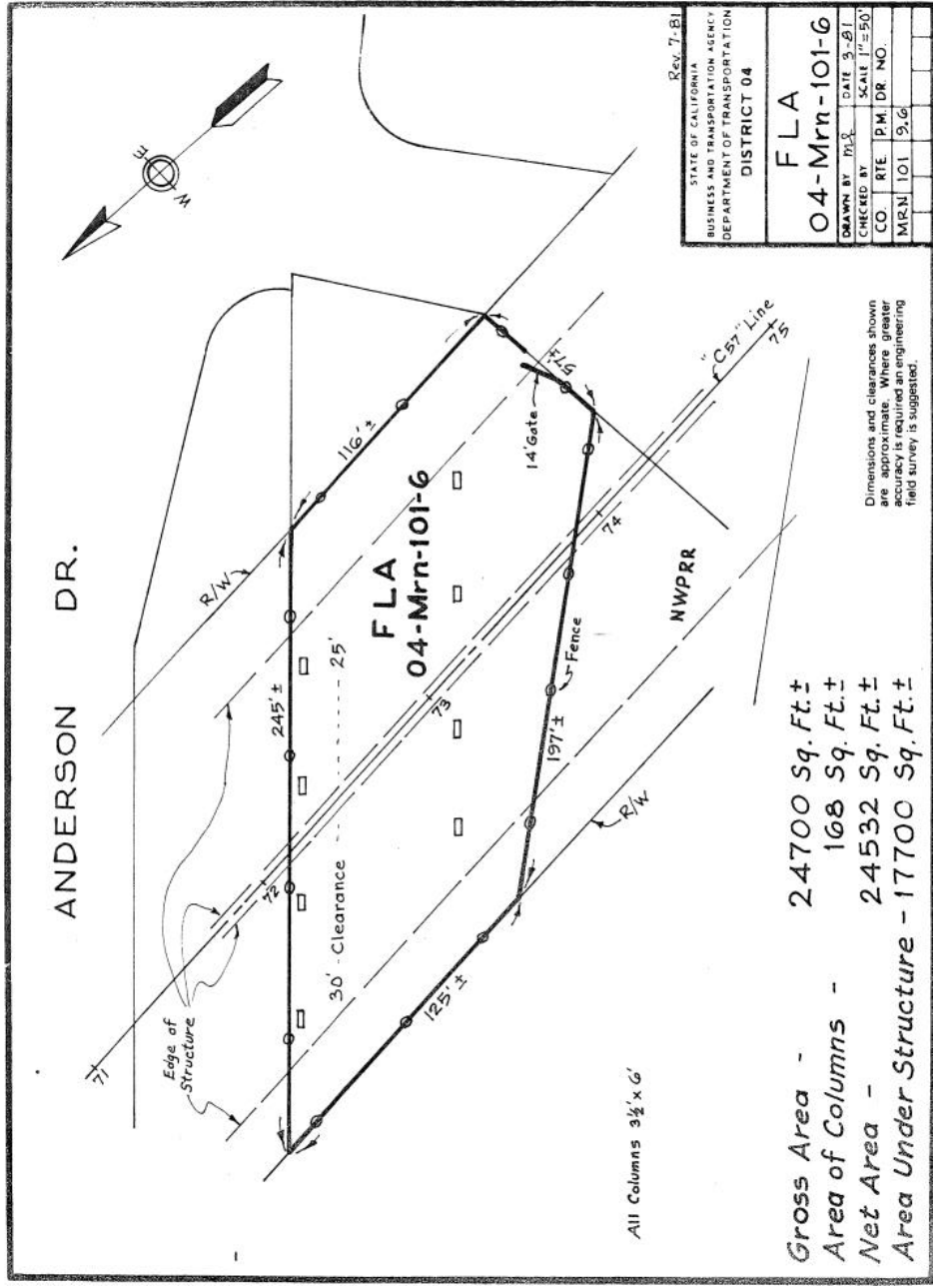
Off-ramp remainder

FLA-04-MRN-101-15

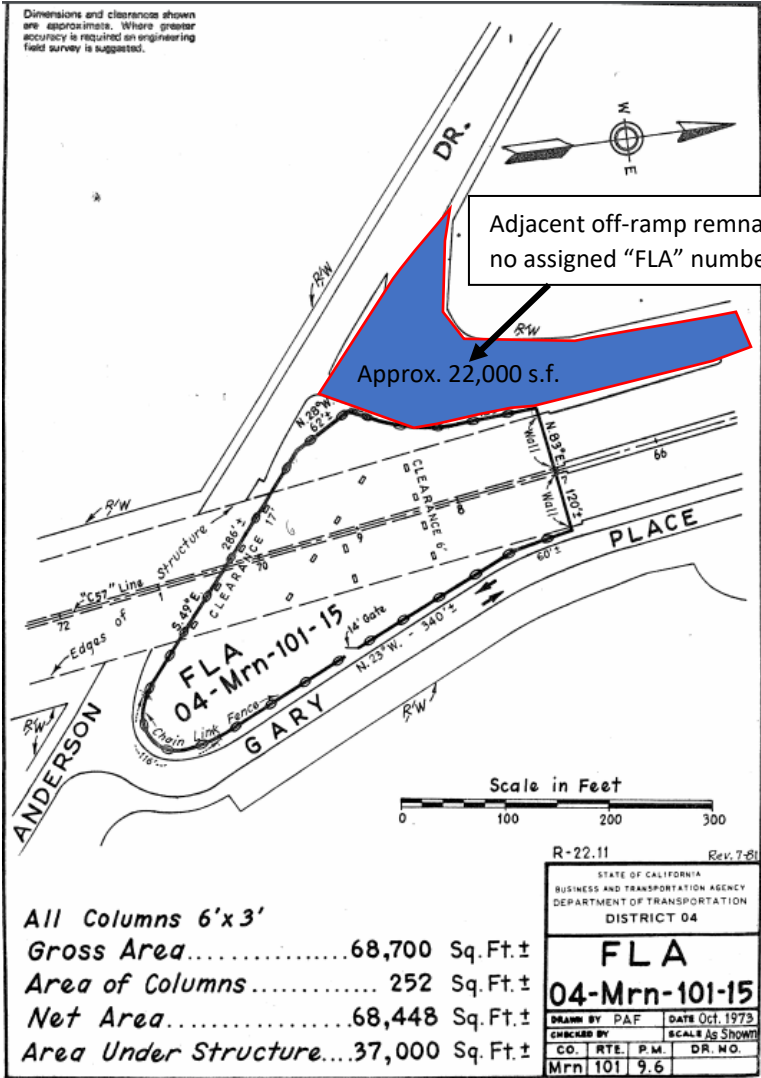
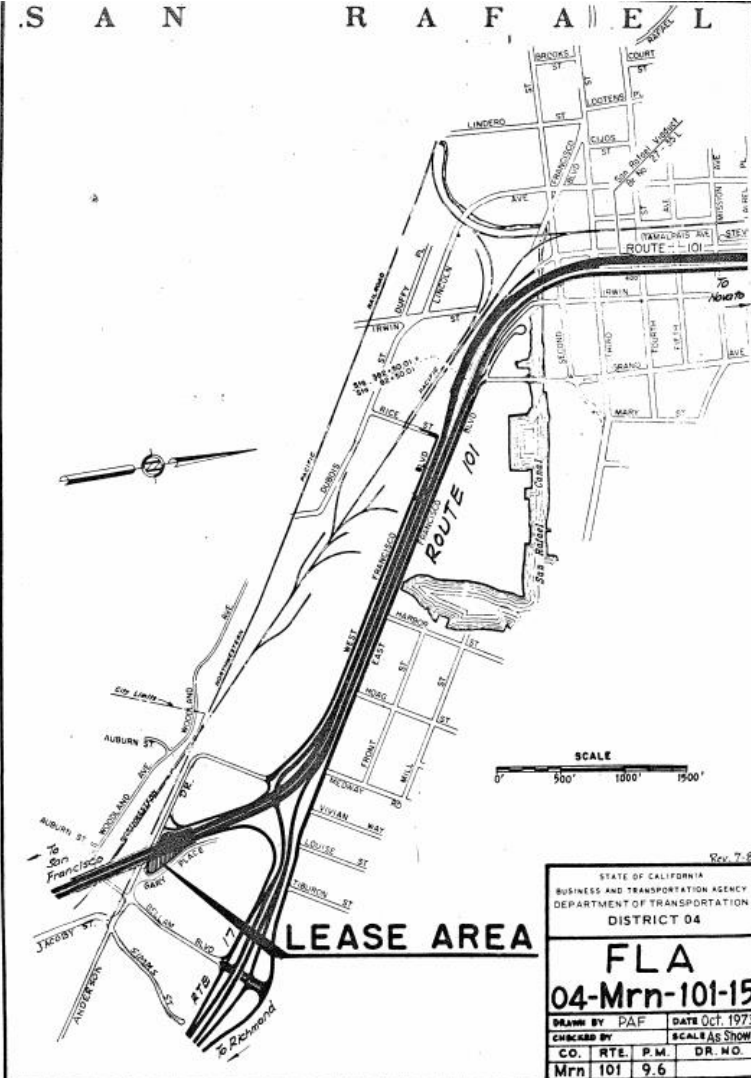
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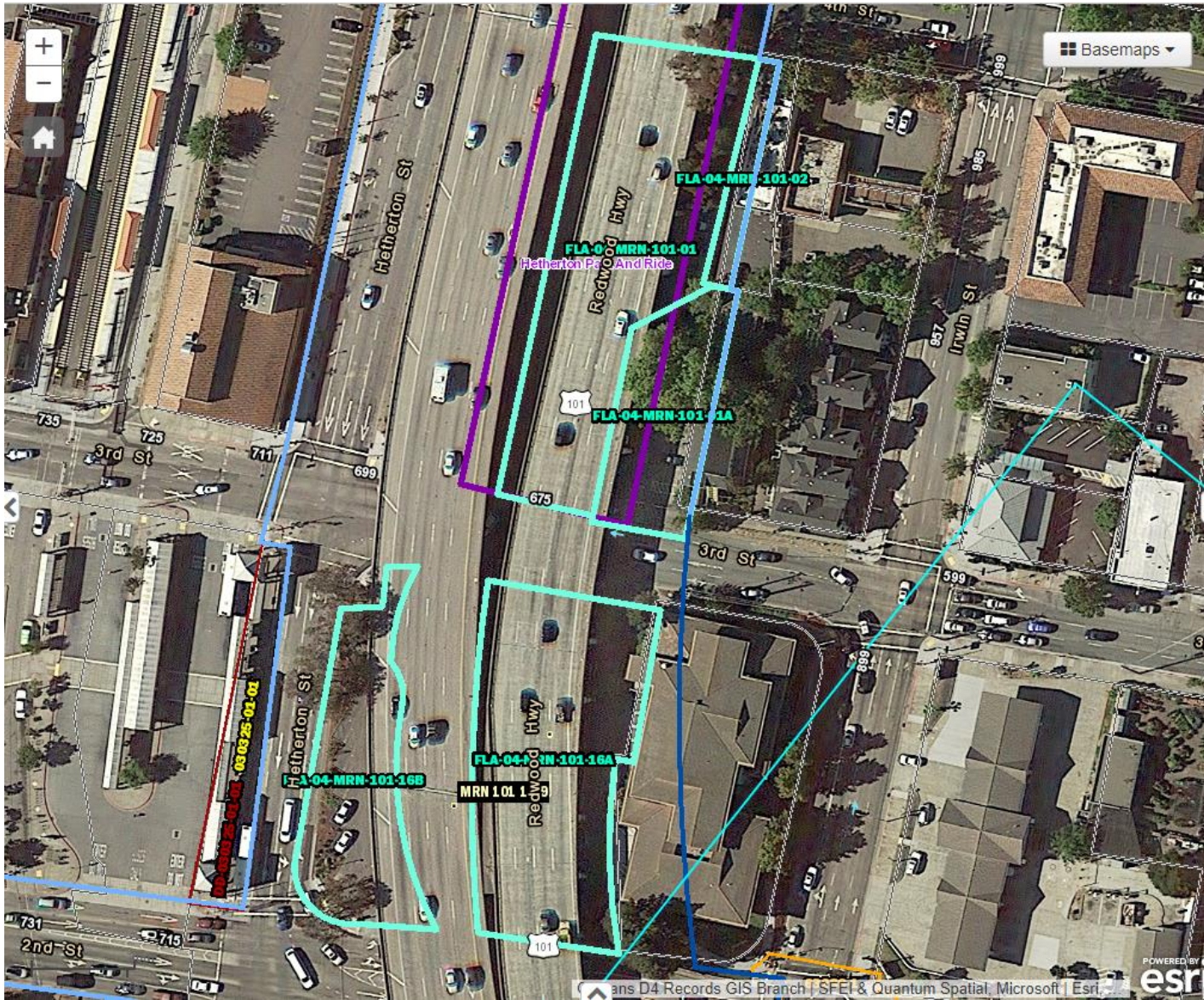


Revised

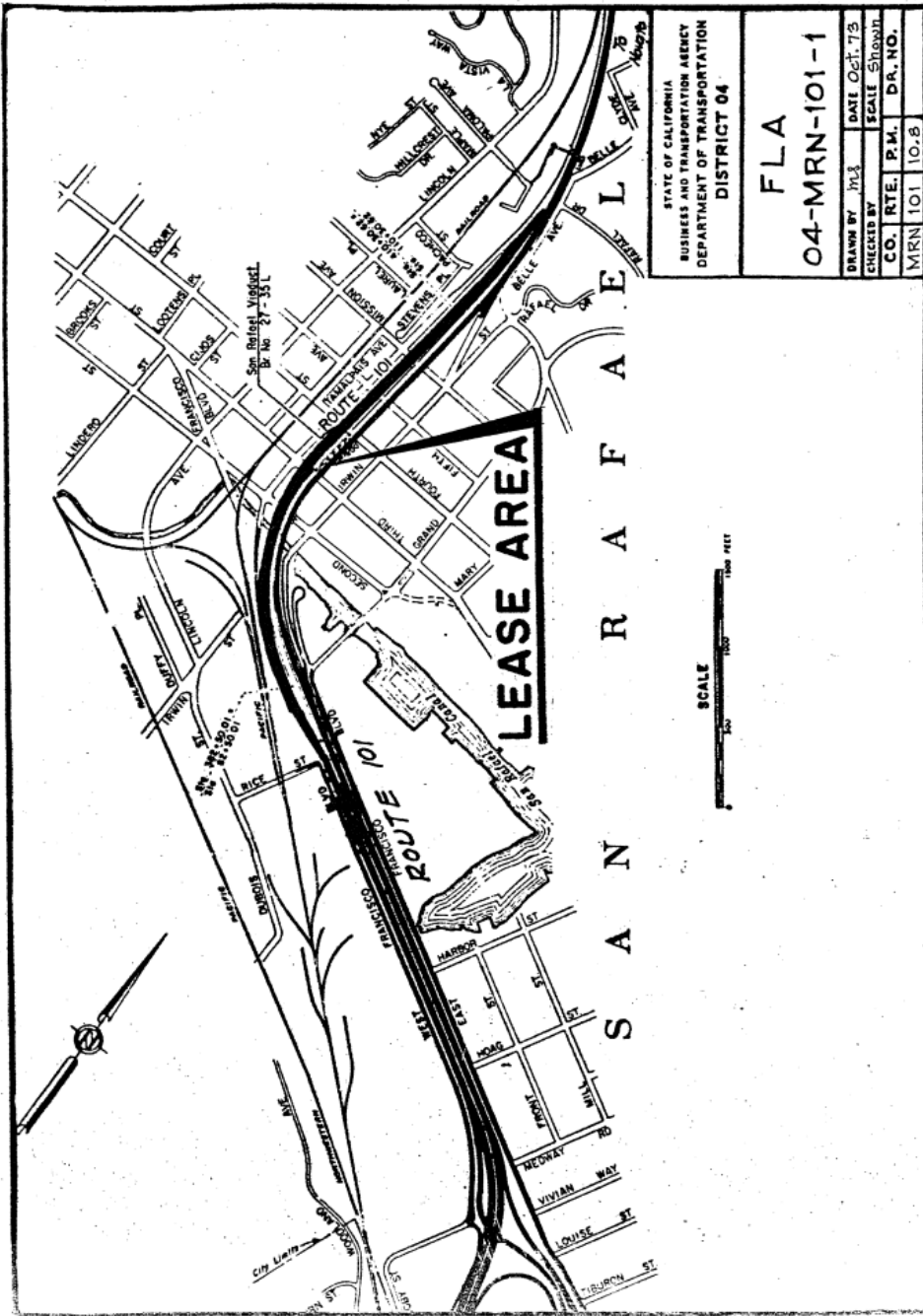


R-92B.1







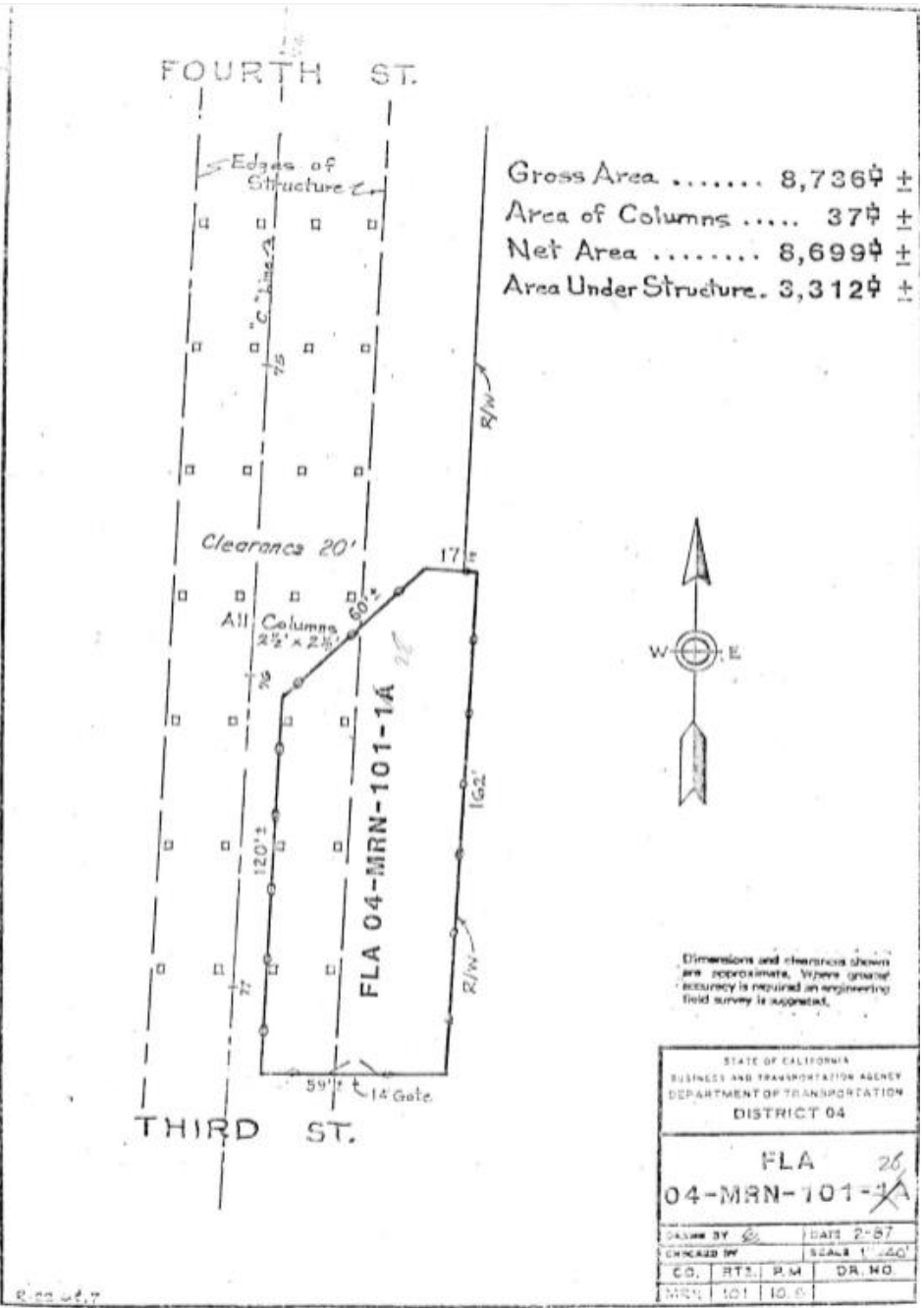


STATE OF CALIFORNIA  
BUSINESS AND TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 04

FLA  
04-MRN-101-1

DRAWN BY	ms	DATE	Oct. 73
CHECKED BY		SCALE	Shown
CO.	RTS.	P.M.	DR. NO.
MRN	101	10.8	

Rev. 2-87



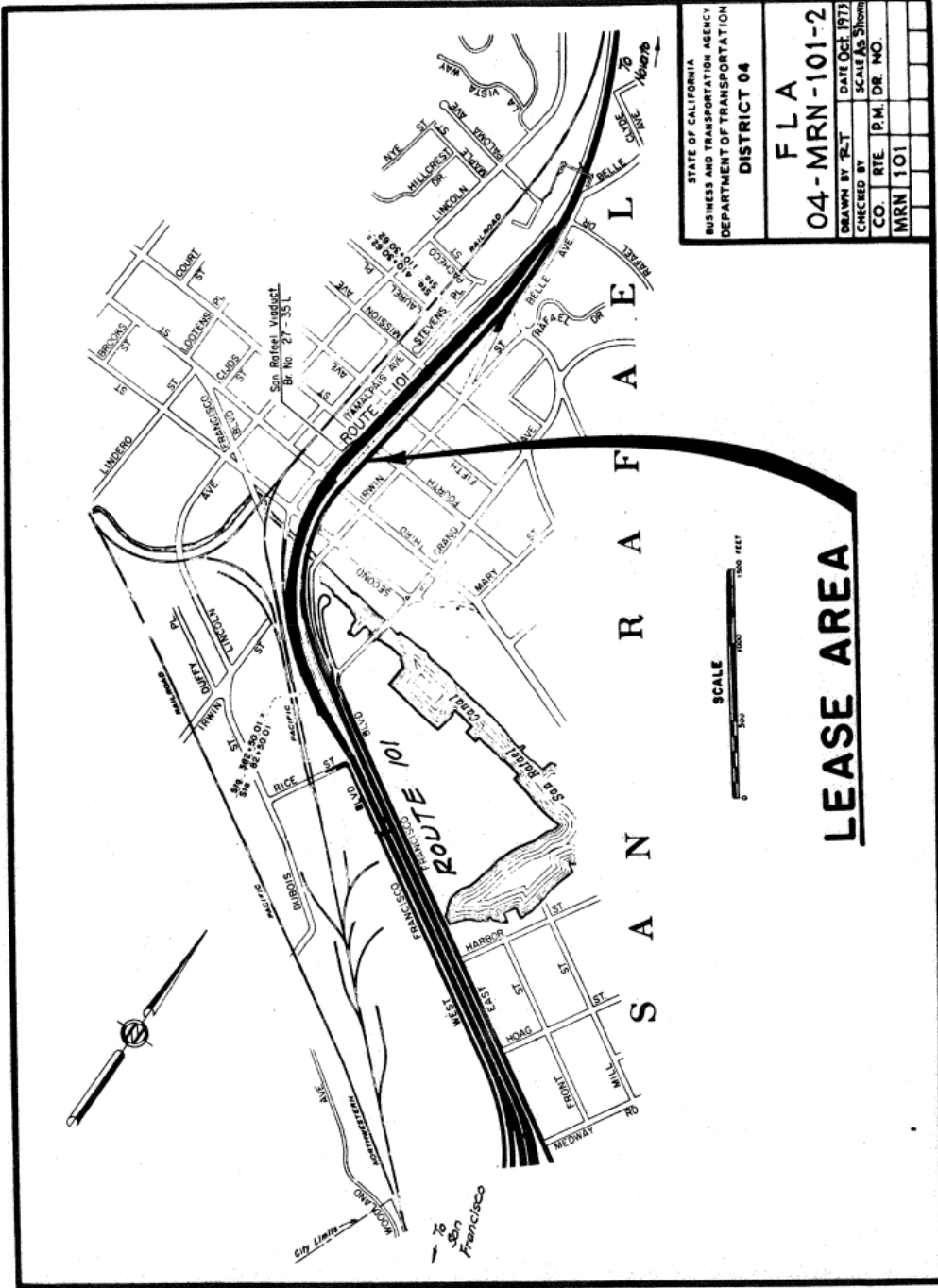
Gross Area ..... 8,736 ±  
Area of Columns ..... 37 ±  
Net Area ..... 8,699 ±  
Area Under Structure. 3,312 ±



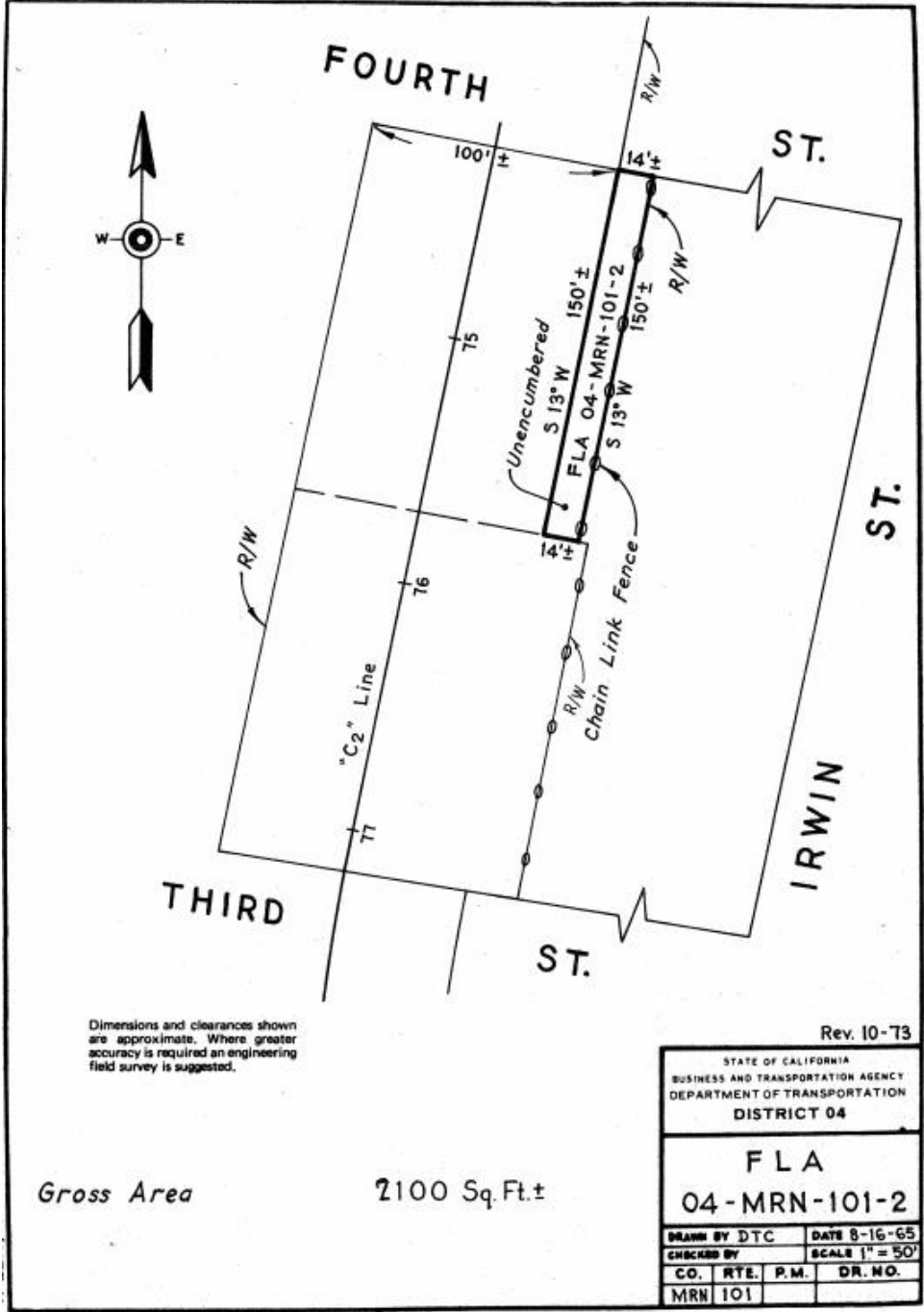
STATE OF CALIFORNIA  
BUSINESS AND TRANSPORTATION AGENCY  
DEPARTMENT OF TRANSPORTATION  
DISTRICT 04

FLA 26  
04-MRN-101-1A

DRAWN BY	ms	DATE	2-87
CHECKED BY		SCALE	1" = 100'
CO.	RTS.	P.M.	DR. NO.
MRN	101	10.8	



STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04	
<b>FLA</b>	
<b>04-MRN-101-2</b>	
DRAWN BY: P.L.T.	DATE: OCT 1972
CHECKED BY:	SCALE: AS SHOWN
CO. RTE. P.M. DR. NO.	
MRN 101	

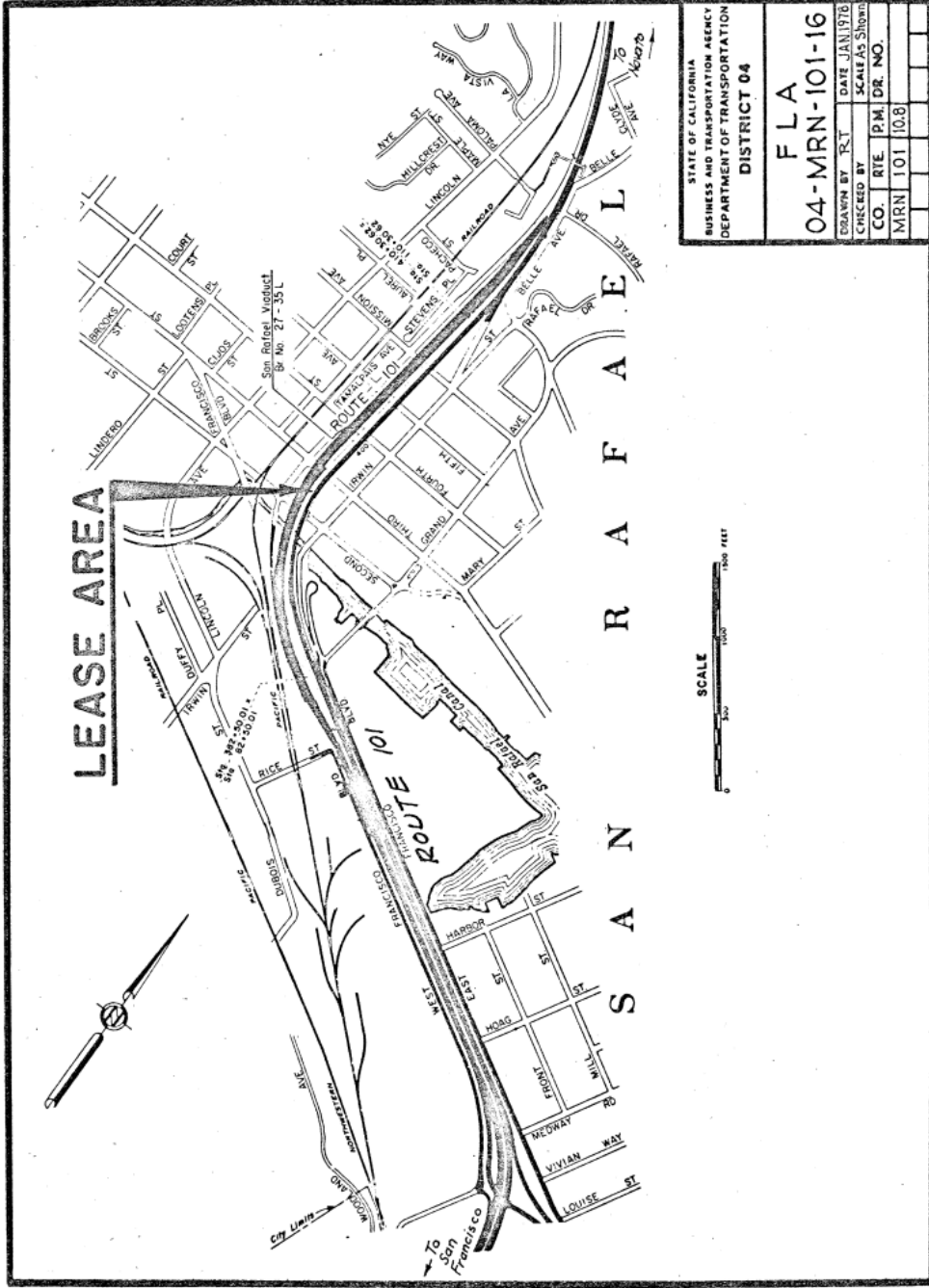


Dimensions and clearances shown are approximate. Where greater accuracy is required an engineering field survey is suggested.

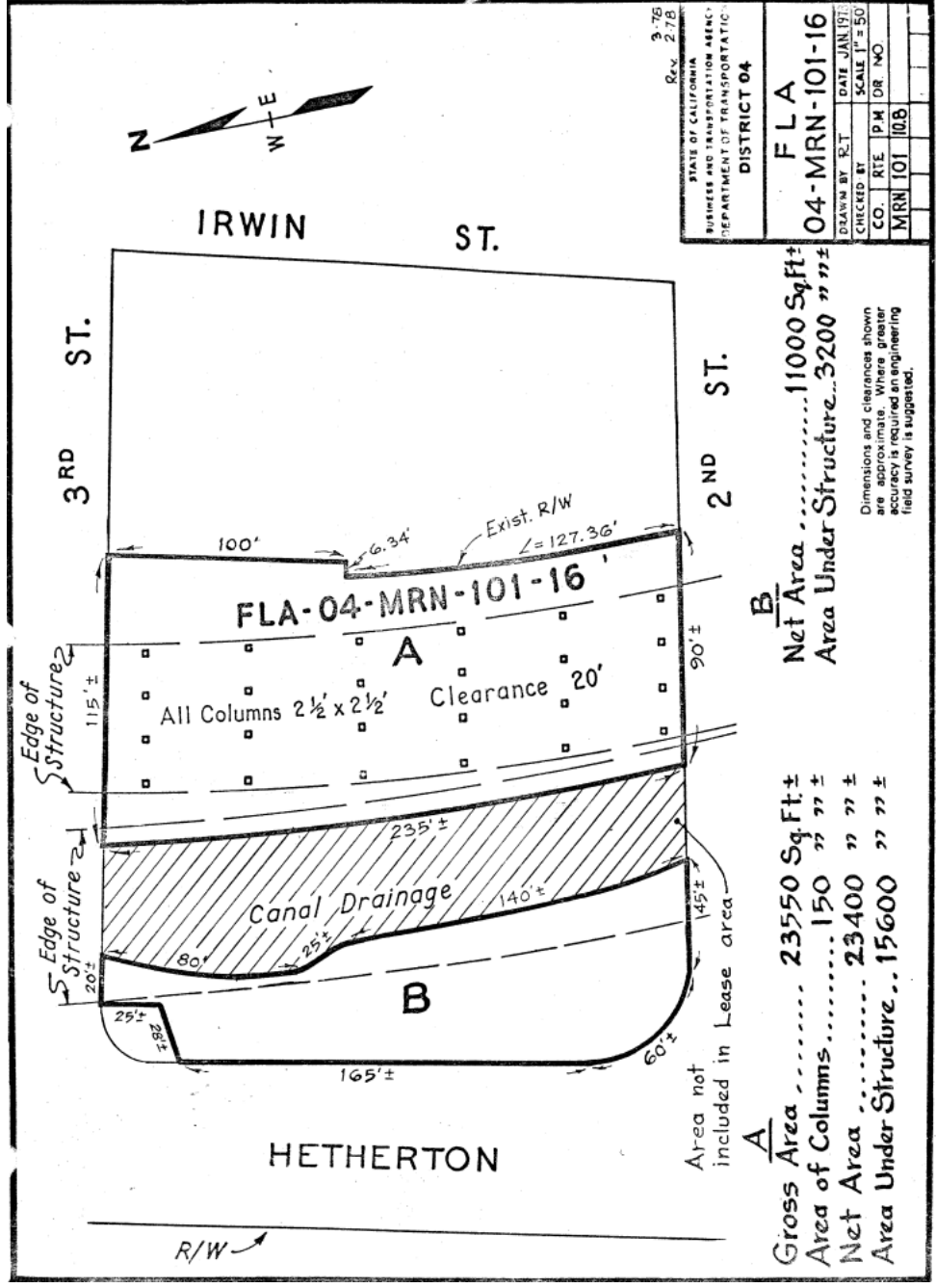
Gross Area 2100 Sq. Ft.±

Rev. 10-73

STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04	
<b>FLA</b>	
<b>04-MRN-101-2</b>	
DRAWN BY: DTC	DATE: 8-16-65
CHECKED BY:	SCALE: 1" = 50'
CO. RTE. P.M. DR. NO.	
MRN 101	



STATE OF CALIFORNIA BUSINESS AND TRANSPORTATION AGENCY DEPARTMENT OF TRANSPORTATION DISTRICT 04	
FLA 04-MRN-101-16	
DRAWN BY R.T.	DATE JAN 1978
CHECKED BY	SCALE AS SHOWN
CO. RTE.	P.M. DR. NO.
MRN 101	10.8



Redrawn (Revised)

R-22-18

# **Map Amendment Request Application 3:**

86 Culloden Park

Supporting Materials

June 21, 2019

Mr. Raffi Boloyan  
Planning Manager  
1400 Fifth Avenue  
San Rafael, CA 94901

Dear Mr. Boloyan,

As the owners of several parcels known collectively as 86 Culloden Park Road, San Rafael, we are submitting the attached General plan 2040 Map Amendment Application. We are applying for the amendment to have our property designated under a single land use: Low Density Residential.


The Application includes:

1. The Completed Application form
2. Written narrative responding to the 10 questions accompanying the Form
3. A map of the general vicinity of 86 Culloden Park.
4. Supporting signatures of the owners of the properties, which this letter provides as both the owners have signed below.

As the only owners of these parcels, we are in support of the proposed re-designation, as attached.

Thank you for your time and attention to this matter as you move forward with the 2040 General Plan Update. Please contact us if you have any questions at (415) 519-1220.

Sincerely,

  
Andrew Spiegel

  
Catherine D. Smith



## Application Form

www.sanrafael2040.org

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

Upper Culloden Park Road Land Use Harmonization

Site Address (if applicable): adjacent to 86 Culloden Park Road

Parcel Number(s) (if applicable): 011-051-31

Acres or Square Feet of lot area: 0.692 acres

Existing General Plan designation: Hillside Residential Existing Zoning: PD 1729  
Resource

Proposed General Plan designation (\*): Low Density Residential

### CONTACT INFORMATION

Applicant: Andrew Spiegel

Company Name (if applicable):

Mailing Address: 86 Culloden Park Road

City: San Rafael State: CA ZIP: 94901

Phone: (415) 519-1220 E-mail: andy@rockflowerpaper.com

### AUTHORIZED AGENT

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

Print Name: Andrew Spiegel Date: 6/21/19

Signature: [Handwritten Signature]

### SUBMITTAL STANDARDS

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

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

Supplemental Application Questions  
Proposed Land Use Map Amendment  
City of San Rafael General Plan 2040  
Lands of Andrew Spiegel and Catherine Smith

## **1. Site Description and Current Use**

The site is assessor's parcel number 011-051-31, which contains approximately 0.692 acres. The parcel's land use designation under the City's current General Plan is "Hillside Residential Resource." The parcel does not abut any public or private roadway; it is nestled between the Academy Heights subdivision and homes on Culloden Park Road. The parcel currently has no structures, landscaping, or utility lines; it is wooded and, according to Marin County GIS data, has an overall slope of 24.4%, while still containing a sizable expanse of flat terrain.

The parcel exists only as a tax parcel; it is legally merged with our adjacent property at 86 Culloden Park Road, which comprises APNs 011-115-10, 011-115-28, and 011-115-30, all designated Low Density Residential. As a result, we own a property that is split down the middle between two land uses: APN 011-051-31 is, for the historical reasons outlined in Appendix A below, designated Hillside Residential Resource, despite lacking the very steep slopes or geological properties that typically warrant that designation. We propose that the city apply the Low Density Residential designation to APN 011-051-31, which is not only more appropriate, but would also unify our property under one designation.

## **2. Current Development Plans**

There are no specific plans to develop the site at this time.

## **3. Eventual Development**

The applicants' property, once unified under the Low Density Residential land use designation, could one day support the construction of a second single-family home by the applicant.

## **4. Suitability for Low Density Residential Development**

The property does not have the visual prominence, very steep slopes, or geological properties that are typical of its current designation as Hillside Residential Resource. A large portion of the parcel is flat and would easily accommodate a single-family home,

which is the dominant development pattern in the neighborhood. The slope and elevation of the parcel are comparable to adjacent properties on Culloden Park Road. The parcel is not visible from surrounding properties. In short, the parcel is better suited to the Low Density Residential development pattern of Culloden Park Road than to the Hillside Residential Resource pattern of Academy Heights.

## **5. Alignment with the General Plan 2020**

The General Plan 2020 supports creating new housing while maintaining distinct neighborhood character. When the parcel was separated from Academy Heights and attached to the applicants' existing residence on Culloden Park Road, it effectively became a part of the Culloden Park Road neighborhood, but the land use designation was never changed to reflect this. This amendment would harmonize land use policies across the Culloden Park Road neighborhood. The eventual construction of a single-family home on this parcel would be in keeping with the existing character of the neighborhood, filling a vacant parcel surrounded by (but adequately secluded from) existing homes.

## **6. Alignment with the General Plan 2040 Guiding Principles**

This amendment would support the housing goals of the Guiding Principles by filling in a vacant lot within an existing neighborhood without detriment or disturbance to neighbors. Adding a home in this area would also promote a vibrant downtown, because it would be within walking distance of the rapidly developing West End of Fourth Street. Finally, this amendment would help to end homelessness by ending the parcel's status as a "no man's land," a status that has encouraged homeless residents of San Rafael to camp on it in the past. Removing this "no man's land" would encourage homeless residents to seek out shelters and other services rather than squatting on overgrown private land.

## **7. Potential Impacts**

### **a. The Natural Environment**

The impact on the environment from further development of the applicants' property would be low. There is already a sizable flat expanse suitable for building, so minimal grading would be required to build a foundation. There are no heritage trees on the property that would need to be cleared; any such trees were apparently removed decades before we acquired any property in the area. Today the parcel is wooded mostly with smaller, second-growth bay laurels.



## **b. Adjacent Properties**

The impacts to adjacent properties would be minimal. Most of Culloden Park Road is already designated as Low Density Residential and built out with single-family homes. This proposal would not affect any of the adjacent homes on Culloden Park nor change the street's overall character in any way.

## **c. Adjacent Property Owners**

The topography and wooded character of the parcel would shield any activity from the view of neighbors, and there are no businesses in the area. Driveway access to the property would be over the applicants' own property, and so would not disturb neighbors.

## **8. Availability of Infrastructure**

All utility services would be provided from existing lines in Culloden Park Road. A new driveway from Culloden Park Road is feasible and would be similar in length to the driveways to adjacent properties on the eastern side of Culloden Park Road.

## **9. Opposition**

We are not aware of any existing opposition to this amendment.

## **10. Previous Consideration**

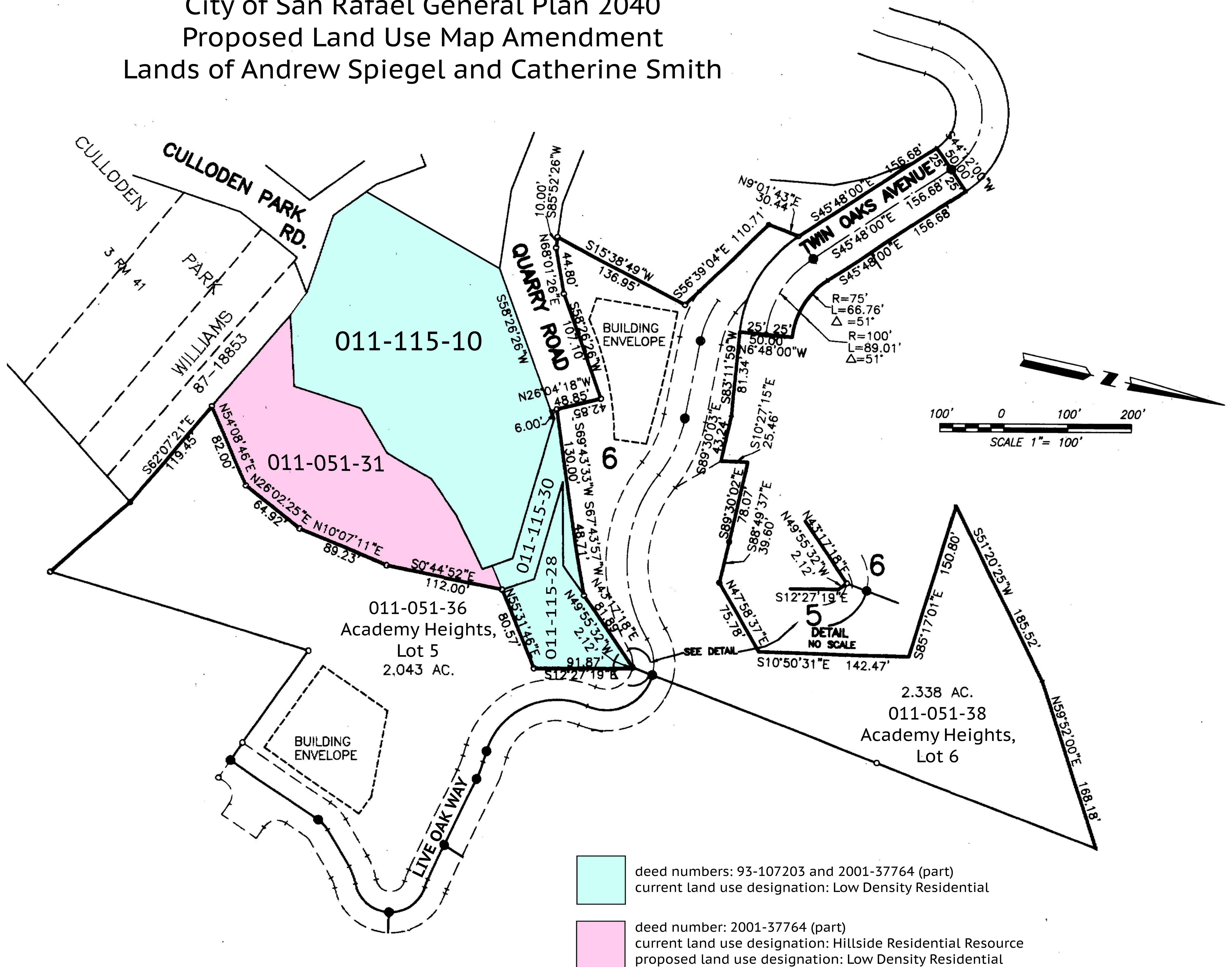
This proposal has not been previously considered.

## **Appendix A. History of Our Property**

The parcel under consideration was historically part of a much larger property owned by the stone quarry that once operated on the hillside behind our home. This property was designated Hillside Residential Resource under the 2020 General Plan. Most of the quarry property was developed as part of the Academy Heights subdivision, but we acquired APN 011-051-31 from the developer in a lot line adjustment (O.R. 2001-37764) prior to the recordation of the final subdivision map (2001 R.M. 126). At the time of the lot line adjustment, we already owned APNs 011-115-10 and 011-115-28, which are not contiguous with each other, and the lot line adjustment fixed this discontinuity by transferring the intervening land to us.

At the time of the lot line adjustment, the developer should have initiated a General Plan land use amendment for the property transferred to us, to reflect that it had been removed from the Academy Heights property and attached to the Culloden Park neighborhood. The developer failed to do this. In 2004, upon adopting its 2020 General Plan, the City partially remedied this discrepancy by re-designating a small portion of the land we acquired in the lot line adjustment (namely APN 011-115-30) as “Low Density Residential” to match our primary residency and the surrounding residences on Culloden Park. But, for reasons that are unclear, a larger portion of these lands (namely APN 011-051-31) retained the “Hillside Residential Resource” designation of the old quarry, with the result that we currently own a single property that is split between two different land uses.

City of San Rafael General Plan 2040  
 Proposed Land Use Map Amendment  
 Lands of Andrew Spiegel and Catherine Smith



- deed numbers: 93-107203 and 2001-37764 (part)  
 current land use designation: Low Density Residential
- deed number: 2001-37764 (part)  
 current land use designation: Hillside Residential Resource  
 proposed land use designation: Low Density Residential

# **Map Amendment Request Application 4:**

435 DuBois

Supporting Materials



June 28, 2019

Raffi Boloyan  
Planning Manager, City of San Rafael  
1400 5<sup>th</sup> Avenue  
San Rafael, CA 94901

Re: 435 Du Bois Street  
San Rafael, CA

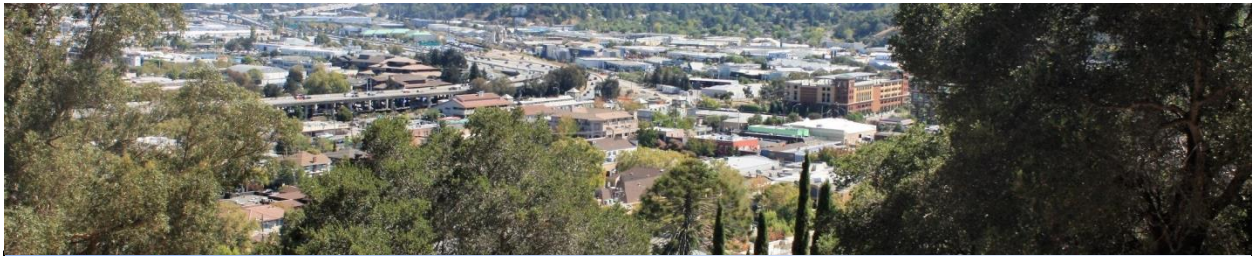
Dear Raffi,

As owner of the property at 435 DuBois Street, San Rafael, I hereby state my support of the proposed map amendment to redesignate the property at 435 DuBois Street to Community Commercial Mixed Use (21.8 - 43.6 units/net acre; maximum FAR 0.3) as detailed in the attached application materials.

Very truly yours,

A handwritten signature in blue ink that reads "Craig M. Young".

Craig M. Young  
Managing Principal, Tidewater Capital



# Application Form

[www.sanrafael2040.org](http://www.sanrafael2040.org)

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

DuBois Amendment

Site Address (if applicable): 435 Du Bois Street

Parcel Number(s) (if applicable): 013-094-14

Acres or Square Feet of lot area: 2.66 acres

Existing General Plan designation: Industrial Existing Zoning: Industrial

Proposed General Plan designation (\*): Community Commercial Mixed Use

## CONTACT INFORMATION

Applicant: TC I 435 Du Bois, LLC

Company Name (if applicable): \_\_\_\_\_

Mailing Address: 564 Market St

City: San Francisco State: CA ZIP: 94104

Phone: 415-407-8467 E-mail: cyoung@tidewatercap.com

## AUTHORIZED AGENT

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

Print Name: Craig M. Young Date: 6/28/2019

Signature: *Craig M. Young*

## SUBMITTAL STANDARDS

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

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

**SAN RAFAEL GENERAL PLAN 2040 MAP AMENDMENT APPLICATION  
SUPPLEMENTAL QUESTIONNAIRE  
435 DuBois Street**

**1. Briefly describe the site/ sites under consideration, the current use(s), and the rationale for the General Plan Map change.**

The subject property is an approximately 2.66-acre site, developed with an approximately 50,000 square foot commercial building and surface parking. The structure houses Jackson's Hardware, a local hardware store offering power equipment, paint, outdoor furniture & more, as well as tool rentals.

The applicants are requesting a map change from Industrial to Community Commercial Mixed Use (21.8 – 43.6 units/net acre; maximum FAR 0.3) to facilitate future redevelopment of the site that could accommodate ground floor commercial with residential above. The property is encumbered by a longer-dated lease and the property owners look forward to re-envisioning a future development with Jackson's Hardware, a fixture of the San Rafael community, in mind. The proposed map amendment would allow the owners to accommodate the existing commercial use (or a similar use) at the ground floor with residential use above. Consistent with local, regional and statewide measures to build more housing, this could provide much needed housing to persons who work in the area, while continuing to generate sales tax, provide jobs and local service opportunities.

The subject property is unusually large (the minimum lot size in the Industrial zoning district is 6,000 square feet; the subject property is 2.66 acres, or approximately 115,870 square feet, more than 19 times the minimum lot size), and as such affords great opportunity for redevelopment. The proposed map amendment would facilitate mixed use development on this site, providing a transition from the existing high-density residential development across Woodland Avenue to the surrounding commercial and industrial uses.

**2. Is there a specific development project anticipated for the site at this time? (If so, a conceptual drawing may be required).**

There is not a specific development project anticipated for the site at this time.

**3. What type of development or activity is ultimately envisioned for the area proposed for the amendment?**

The property owners envision future use of the property to be a mixed-use development, likely incorporating commercial development on the ground level, with residential use above.

**4. Describe the suitability of the area for the proposed designation, considering adjacent land uses, site features and access, and the surrounding development pattern.**

The subject property is bound by streets on three sides: Andersen Drive to the north, Woodland Avenue to the south and DuBois Street to the east. The property is transitional in nature, in that it has multi-family residential development located immediately south of it across Woodland Avenue and commercial and industrial uses located to the north, east and west. As such, it provides the perfect opportunity for mixed development, providing a mix of residential and commercial uses to provide a planned transition from residential to commercial and industrial properties.

The unusually large parcel is flat and easily accessed from each of the three streets that border it. It is surrounded by multi-modal transportation opportunities, including pedestrian and bicycle routes as well as its proximity to the nearby Transit Depot and SMART station. All utilities necessary to serve the parcel already exist at this infill location.

**5. How does your amendment support the policies of the existing General Plan 2020?**

The opening line of San Rafael General Plan 2020 states: *“San Rafael has a long history of city planning...The result is a city in a lovely natural setting, complete with a thriving Downtown and many diverse neighborhoods, each with its own identity and character.”*

The introduction continues: *“Planning is about change: What kind of city will the people who come after us live in? How can San Rafael become a better place? Since the 1960s, three General Plans have guided growth and change in San Rafael. This document replaces these earlier plans and provides guidance towards a horizon year of 2020.”*

As mandated by State law, general plans provide the “blueprint” for how a city will develop. Towards this end, General Plan 2020 identifies seven themes, including the following:

- *Keep San Rafael’s ‘hometown’ character – San Rafael is a place unlike any other, mixing the old and new while retaining a sense of history, providing a comfortable sense of belonging to a special place.*

The proposed land use map amendment would preserve the hometown character of the site by continuing commercial use at the ground floor, while providing housing above. This mimics historic San Rafael where the shopkeeper lived above his ground floor shop. The land is encumbered by a longer-dated lease and the property owners look forward to a future development with Jackson’s Hardware, a fixture of the San Rafael “hometown” community, in mind.



- *Improve the appearance of the neighborhoods – San Rafael is a city of neighborhoods both residential and commercial, and new, attractive and graceful buildings that complement and enhance existing neighborhoods.*

The proposed land use map amendment would provide the opportunity to create new, attractive and graceful development that would complement and enhance the existing surrounding neighborhood. The area is in need of an upgrade, and changing the land use to accommodate housing would provide the incentive to redevelop the aging site.

- *Sustain the diversity of the local economy – The strength of San Rafael’s local economy is its central location as a full service city with a wide range of goods, services, jobs and housing opportunities.*

The proposed land use map amendment would allow continued retail at the ground floor, providing a range of goods, services and jobs and housing above, the perfect solution to sustaining the diversity of San Rafael’s economy.

- *Increase the housing supply – New homes add to the vitality of San Rafael, retain diversity, provide housing for people who work here, reduce traffic, and can best be provided in mixed use commercial and infill areas.*

The proposed land use map amendment will not only facilitate much-needed housing, it will add vitality to the area, providing housing for people who work here and thereby reducing traffic. Incorporating residential uses on this site would be consistent with local, regional and statewide efforts to create more housing.

The following discussion cites specific goals and policies from General Plan 2020, that highlight how the proposed land use map amendment is consistent with General Plan 2020:

**GOAL 3: HOUSING NEEDS**

*It is the goal of San Rafael to have a strong sense of community and responsibility in meeting housing needs. Historically, San Rafael has provided housing of all types to meet the varied needs of its population in settings that enhance the feeling of community.*

The proposed land use map amendment will facilitate the development of housing on a mixed-use site. Providing jobs and housing at the same location would enhance the feeling of community.

**H-1. Housing Distribution.**

*Promote the distribution of new and affordable housing of quality construction throughout the city to meet local housing needs.*

The proposed land use map amendment would allow the development of work-force housing in an area of the City that is job-rich, but lacks new and affordable housing of quality construction.

*H-2. Design That Fits into the Neighborhood Context.*

*Recognize that construction of new housing and improvements on existing properties can add to the appearance and value of the neighborhood if they fit into the established character of the area. Design new housing, remodels, and additions to be compatible to the surrounding neighborhood. Incorporate transitions in height and setbacks from adjacent properties to respect adjacent development character and privacy. Respect existing landforms and minimize effects on adjacent properties.*

The proposed land use map amendment would allow mixed-use development on this unusually large site, retaining the ground floor commercial and introducing residential above. Through the Design Review process, the City would be ensured quality development that compliments and enhances the surrounding neighborhood.

*H-6. Funding for Affordable Housing.*

*Given the loss of Redevelopment funds, combined with reductions in federal housing funding, the City's ability to directly finance affordable housing is significantly diminished. San Rafael's primary tool to support the development of affordable housing is through its Affordable Housing Ordinance, which produces both affordable units and generates in-lieu fees. The City will continue to actively pursue outside funding sources to leverage local funds and maximize assistance. In addition to applying for those funds directly available to municipalities, the City plays an important role in supporting developers to secure outside funds.*

Pursuant to the City's Affordable Housing Ordinance, any residential development on the site would be required to provide affordable housing.

**GOAL 4: A DIVERSE HOUSING SUPPLY**

*It is the goal of San Rafael to have an adequate housing supply and mix that matches the needs of people of all ages, income levels, and special requirements. San Rafael has a wide range of housing types. People who work in San Rafael should be able to live here and there should be adequate housing for seniors and very low-income households.*

The proposed land use map amendment would facilitate the development of housing that could serve the needs of persons working in the area. This particular area of San Rafael tends to be job-rich but housing poor. Designating the site to allow residential development would be an effort to correct the disparity, which would have the added benefit of alleviating automobile traffic in the area, eliminating commutes for nearby workers.

*H-10. Innovative Housing Approaches.*

*d. Live/Work Housing. This type of housing is intended for a resident and their business, typically on different floors of the same unit, and well suited to San Rafael's downtown.*

The proposed land use map amendment would facilitate the development of housing above the ground floor commercial, mimicking how the City first developed, where the shopkeeper lived above his ground-floor shop. There is a definite lack of this type of housing in San Rafael. This unusually large site, surrounded by an efficient street system, including streets on three sides of the parcel and in close proximity to multiple transit options, makes it an ideal location for housing.

*H-14. Adequate Sites.*

*Maintain an adequate supply of land designated for all types of residential development to meet the housing needs of all economic segments in San Rafael. Within this total, the City shall also maintain a sufficient supply of land for multifamily housing to meet the quantified housing need of very low, low, and moderate income housing units. Encourage development of residential uses in commercial areas where the vitality of the area will not be adversely affected and the site or area will be enhanced by linking workers to jobs, and by providing shared use of the site or area.*

The proposed land use map amendment would facilitate the development of work-force housing in a commercial area that currently lacks adequate housing. The new development will revitalize the area, while linking workers to housing and reducing traffic volumes accordingly.

*H-14a. Residential and Mixed Use Sites Inventory.*

*Encourage residential development in areas appropriate and feasible for new housing.*

The proposed land use map amendment would facilitate the provision of residential development above ground floor commercial. This mixed use development would bridge the surrounding commercial uses with the high density residential development across Woodland Avenue. The size of the site and its proximity to transit options makes it ideal for residential development.

*H-14c. Continue to Implement Zoning Provisions to Encourage Mixed Use.*

*San Rafael has been effective in integrating both vertical mixed use and higher density residential development within its Downtown. As a means of further encouraging mixed use in commercial areas outside the Downtown, General Plan 2020 now allows site development capacities to encompass the aggregate of the maximum residential density PLUS the maximum FAR for the site, thereby increasing development potential on mixed use sites. The City will continue to review development standards to facilitate mixed use, including:*

- 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.*

The proposed land use map amendment would facilitate adaptive reuse of the underutilized site by retaining commercial uses on the ground floor, while providing housing on upper floors.

*H-14d. Air Rights Development. Take an active role in evaluating the feasibility of air rights development and consider possible zoning incentives for such development. Encourage developers of affordable housing to utilize air rights, such as above public parking lots or commercial uses Downtown.*

The proposed land use map amendment would essentially enable air rights development of housing without sacrificing the ground floor commercial. Jackson's Hardware has been a fixture of the San Rafael community for many years and the property owners look forward to envisioning future development of the site with Jackson's Hardware.

*H-15. Infill Near Transit.*

The existing site, home of Jackson's Hardware is an infill site that is located on Andersen Drive, a major arterial serving the West Francisco Boulevard area. Multiple transit options are available, including bus service on Andersen Drive, bike and pedestrian walkways on Andersen Drive and the nearby San Rafael Transit Center and SMART train station. Allowing mixed use development on this site would provide the perfect solution to accommodating residential uses on an infill site near transit.

*Neighborhood Elements*

*Goal 5: Distinctive Neighborhoods*

*It is the goal for San Rafael to have neighborhoods of integrity and distinctive hometown character. San Rafael is a city of neighborhoods that support each other and provide a network of parks, gathering places and services. The unique identity, distinctive design and upkeep of each neighborhood will continue to be a source of pride.*

The proposed land use map amendment would facilitate mixed use development on this existing commercial site. The opportunity to redevelop the site to include residential use would be a golden opportunity to update and upgrade this fatigued site, encouraging similar upgrades on surrounding sites. The addition of residential use to this site would be an appropriate upgrade to the neighborhood, linking the high density residential across Woodland Avenue with the surrounding commercial uses. This unique opportunity would reflect San Rafael's distinctive historic hometown character, providing housing and jobs in the same neighborhood. Jackson's Hardware has been a fixture of the San Rafael community for many years and the property owners look forward to envisioning future development of the site with Jackson's Hardware.

*NH-3. Housing Mix.*

*Encourage a housing mix with a broad range of affordability, character, and sizes. In areas with a predominance of rental housing, encourage ownership units to increase the variety of housing types.*

The proposed land use map amendment would open the door to residential use on the site. The unusually large site could accommodate a housing mix with a broad range of affordability, character and sizes, which varies from the existing high-density rental apartments located just across Woodland Avenue.

*NH-10. Neighborhood Centers.*

*Support the vitality of attractive, viable neighborhood centers by using incentives to encourage desired mixed-use, local-services and to create areas for the community to gather. Assist these centers to adapt to changing community needs. Retain existing neighborhood centers unless it can be clearly demonstrated that local-serving uses are not economically feasible.*

The proposed land use amendment would accommodate mixed-use development, allowing residential uses on this commercial site. Allowing a mix of uses would encourage neighborhood vitality, both on the subject site and in the surrounding neighborhood. Adding residential units puts life into the neighborhood in the evenings and on weekends, when this neighborhood typically is very quiet.

*NH-102. Industrial Area and Design Improvement*

*Upgrade building design and landscaping as redevelopment or remodeling occurs. Evaluate the design of projects considering views from the Bret Harte neighborhood, the proposed rail transitway, and Andersen Drive, with particular attention paid to rooftop design and screening of mechanical equipment. New building facades facing Andersen Drive and the proposed rail transitway should be given design attention equal to that of any front façade.*

The proposed land use map amendment would provide the incentive to redevelop this site, upgrading building design and landscaping and providing the opportunity to screen existing rooftop equipment. Andersen Drive is a major arterial, and the opportunity for new building facades and landscaping provides the ability to provide an exciting street frontage and welcoming entryway to the City.

*NH-106. Land Uses Near Residential Areas.*

*Design new or redeveloped properties facing Woodland Avenue to create a transition between residential uses west of Woodland and heavier industrial uses in the area. Encourage light industrial uses that minimize adverse impacts. Give special attention to landscape screening of buildings and outdoor storage and to screening rooftop equipment given rooftop visibility from higher elevations.*

The proposed land use map amendment would provide the incentive needed to redevelop this key property along Andersen Drive and Woodland Avenue. This site is key to creating a transition between the residential uses west of Woodland Avenue and heavier industrial uses in the area. Allowing mixed use development on this site would allow commercial use on the ground floor and housing above, providing the link between residential uses and heavier industrial uses in the area.

### *Neighborhood Circulation*

*NH-108. Entries into Bret Harte Neighborhood.*

*Encourage better landscaping, pedestrian sidewalks and building façade upgrades on major streets leading into the Bret Harte neighborhood, including Woodland Avenue, Irwin Street, Lovell Avenue, Lindaro Avenue and DuBois Street.*

The proposed land use amendment would facilitate the opportunity to redevelop this unattractive site with attractive building facades, landscaping and pedestrian circulation on Woodland Avenue, DuBois Street and Andersen Drive. The subject property is located such that it is a key entry into the Bret Harte neighborhood as well as Downtown San Rafael.

### *Circulation*

*San Rafael's key circulation improvement strategy is to create a safe and well-managed transportation network that provides greater choice for the traveler and limits, or even reduces, congestion on our roads. Various roadway improvements, improved regional and local transit, expanded bicycle and pedestrian networks, and improved connections between the different modes will help to lessen reliance on the single occupancy vehicle and reduce emissions. Additionally, Land Use and Housing policies supporting mixed-use development, higher densities around transit hubs, and retention of neighborhood retail and services will further promote transit use and help reduce new trips.*

General Plan 2020 includes numerous goals and policies that promote mixed use development. The proposed land use map amendment would facilitate mixed use development of the existing site, promoting circulation policies that would allow residents to live near their jobs, eliminating the need to commute in from distant areas. The subject property is surrounded by a transportation network that provides efficient access to pedestrian and bicycle networks, the Transit Depot and SMART station.

*The Circulation Element of the General Plan is closely tied to the Land Use Element. The Circulation element ensures that the transportation network – including roads, transit, and bicycle and pedestrian facilities are designed to accommodate the City into the future. The focus of this element is on managing the City's infrastructure, expanding transportation options for San Rafael citizens, and allowing patterns of development that support walking, bicycling and transit use as alternatives to driving.*

The subject site is surrounded by a transportation network, including roads, bus and train transit and bicycle and pedestrian facilities. This network provides the ideal setting for mixed use development, introducing residents to an area that supports walking, bicycling and transit as alternatives to driving.

*GOAL 14: A safe and efficient street system.*

The subject property is surrounded by an efficient street system, including Andersen Drive, DuBois Street and Woodland Avenue, making it ideal for mixed use redevelopment.

*Goal 15: Connections between neighborhoods.*

*It is the goal of San Rafael to have convenient connections between neighborhoods. Our neighborhoods are conveniently and directly connected to one another and to activity centers. The daily life of our residents is enhanced because they are more easily able to reach workplaces, schools, shopping, and recreation areas by foot, bike or transit.*

The proposed land use map amendment would facilitate mixed-use development on the site, linking commercial and residential development, not only on the subject site, but in the surrounding area. The addition of housing to this site will enhance the daily lives of residents as areas by foot, bike and transit.

## **6. How will your amendment support the Guiding Principles of General Plan 2040?**

The theme of General Plan 2040 is *A Thriving City*. This is based on a foundation of open space preservation, great neighborhoods, revitalized downtown, sense of community, historic legacy and quality public services. The proposed land use map amendment supports this foundation in that it would promote mixed use development in an aging neighborhood, preserving the historic commercial use while adding residential use. The result will be a great neighborhood, that is preserving historic legacy while creating a sense of community.

General Plan 2040 identifies five areas of guiding principles that will shape the future of our City: *adapting to the future, economic vitality, opportunity for all, housing our growing community and mobility*. With regard to *adapting to the future*, the proposed map amendment will put life back into an aging neighborhood by retaining the existing commercial use at the ground floor while providing housing above, thereby accommodating change, adapting to economic shifts and embracing innovation.

With regard to *economic vitality*, the proposed amendment would offer the opportunity for those who work locally to live locally. City business leaders have identified the top challenge in their businesses as the inability to hire and retain employees. This is especially obvious in lower paying jobs where employees cannot afford to live locally. Because there are opportunities in similar positions closer to their homes, eliminating the time and cost associated with commuting, employees often quit shortly after being hired. The proposed map amendment would accommodate commercial on the ground floor with the opportunity to create housing above, allowing workers to live in the same neighborhood where they work.

The guiding principle of *opportunity for all* would be met by the proposed map amendment in that it could provide housing opportunities for persons of various income levels, including those that are currently homeless. Eliminating long commutes would also promote health and wellness in the community.

The proposed map amendment would further the guiding principle of *housing our growing community* in that it would create opportunities to build more housing, increase housing choices for the local

workforce, potentially meet special housing needs and improve housing affordability. This would all be accommodated on an in-fill site, where infrastructure is already in place to support the development.

Finally, with regard to the guiding principle of *mobility*, the proposed map amendment would allow mixed use development, providing housing and commercial uses to co-exist, effectively reducing congestion by providing housing close to jobs, potentially improving bicycle and pedestrian modes while putting residents close to existing public transit, and reducing neighborhood conflicts.

**7. Please describe, in general terms, the potential impacts of your proposal on:**

**a. The natural environment?**

Because the subject property is already developed and surrounded by developed parcels, the proposed land use map amendment would accommodate residential development with no impact on the natural environment.

**b. Adjacent properties?**

The proposed land use plan amendment would facilitate redevelopment of the site, linking existing residential development on Woodland Avenue with surrounding commercial uses. The mixed use would promote somewhat of a bridge between the two uses. The land use plan amendment would encourage new building facades, landscaping and hardscaping elements that would improve this dated site and be a benefit to adjacent properties. Often redevelopment of one property encourages upgrades on adjacent properties.

**c. Businesses, residents, or property owners in the vicinity?**

Businesses, residents and property owners in the vicinity would all benefit from the proposed land use plan amendment, as it would facilitate redevelopment of this tired site. Additionally, allowing residential use on the site would provide housing for workers in the area, thereby reducing traffic volumes associated with commuting.

**8. Describe the availability of infrastructure and public services to serve the type and intensity of uses allowed by the proposed designation.**

The proposed land use map amendment would allow mixed use redevelopment of an existing site that is surrounded by residential and commercial uses. Because the redevelopment would be infill development, all utilities, infrastructure and public services needed to serve the site are already present.

**9. Are you aware of any opposition to (or support for) your proposed amendment? (please describe)?**



We are unaware of any opposition to or support for our proposed amendment.

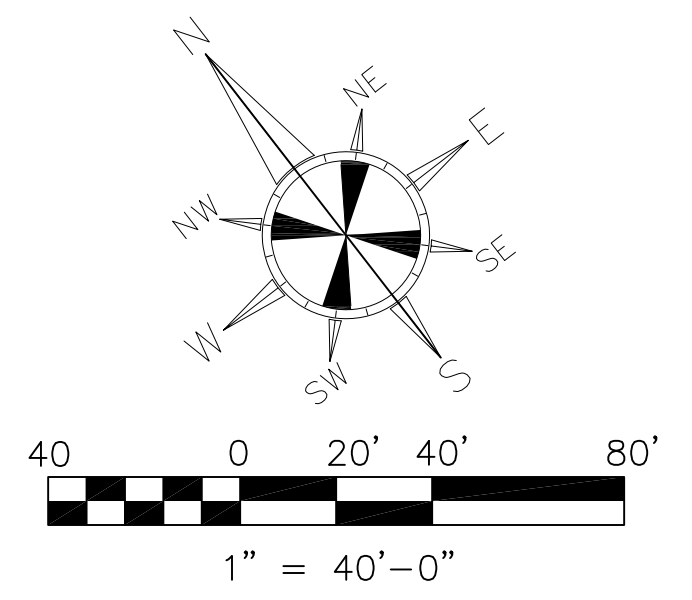
**10. If your proposal has been previously considered, what circumstances have changed to make the proposed amendment appropriate now?**

Our proposal has not been previously considered.

FOUND STANDARD CITY MONUMENT  
PER 14 PM 46

**DU BOIS STREET**

BASIS OF BEARINGS  
N48°00'00"



FOUND STANDARD CITY MONUMENT  
PER 14 PM 46

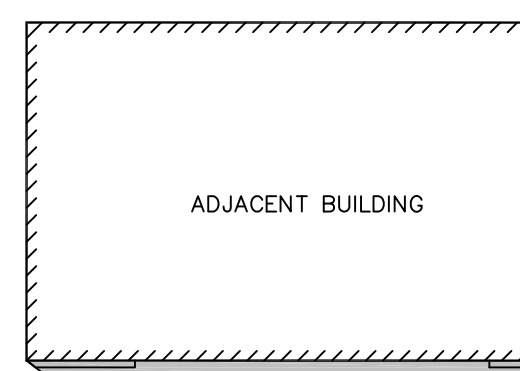
**ANDERSEN DRIVE**

60' PUBLIC RIGHT OF WAY  
AC PAVEMENT WIDTH: 43.7'

1' NON ACCESS EASEMENT  
PER 14 PM 46

1' FENCE EASEMENT  
PER INST. 96-20759 O.R.

RIGHT OF WAY EXTENT



PARCEL 1  
9 PM 3  
SMITH ROBERT & MARILYN TRUST / SMITH ROBERT N TR  
APN: 013-094-12

PARCEL 2  
14 PM 46  
**PARCEL AREA  
115,647 SQ.FT.  
2.6549 ACRES**

435 DU BOIS ST  
1-STORY CONCRETE BUILDING  
AREA: 55399 SQ. FT.  
HEIGHT: 21.8'

APN: 013-094-14

**DU BOIS STREET**  
60' PUBLIC RIGHT OF WAY  
AC PAVEMENT WIDTH: 56.2'

RIGHT OF WAY EXTENT

PARCEL 1  
14 PM 46

**WOODLAND AVENUE**  
60' PUBLIC RIGHT OF WAY  
AC PAVEMENT WIDTH: 56.7'

RIGHT OF WAY  
EXTENT

AC	ASPHALT	PIV	POST INDICATOR VALVE
APN	ASSESSOR PARCEL NUMBER	PLTR	PLANTER
BFP	BACK FLOW PREVENTOR	PM	PARKING METER
BHL	BUILDING HEIGHT LOCATION	PP	POWER POLE
BOL	BOLLARD	PL	PROPERTY LINE
BLDG	BUILDING	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	SQ. FT.	SQUARE FEET
CB	CATCH BASIN	SL	STREET LIGHT
CL	CENTERLINE	SLB	STREET LIGHT BOX
CONC	CONCRETE	SDMH	STORM DRAIN MANHOLE
DCV	DOUBLE CHECK VALVE	SSCD	SANITARY SEWER CLEANOUT
DWY	DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
EB	ELECTRICAL BOX	TE	TRASH ENCLOSURE
EC	ELECTRICAL CABINET	TEL	TELEPHONE BOX
EM	ELECTRICAL METER	TMH	TELEPHONE MANHOLE
EMH	ELECTRICAL MANHOLE	TVT	TELEPHONE VAULT
EY	ELECTRICAL VAULT	TRANS	TRANSFORMER
FC	FACE OF CURB	TS	TRAFFIC SIGNAL
FDC	FIRE DEPARTMENT CONNECTION	TSB	TRAFFIC SIGNAL BOX
FH	FIRE HYDRANT	UB	UTILITY BOX
GP	GATE POST	UV	UTILITY VAULT
GMH	GAS MANHOLE	WM	WATER METER
GM	GAS METER	WV	WATER VALVE
GV	GAS VALVE	YL	YARD LIGHT
MH	MANHOLE	ENC	DENOTES ENCROACHMENTS
MW	MONITORING WELL	SCH	CORRESPONDS TO SCHEDULE B
MON	FOUND MONUMENT	P	CORRESPONDS TO PARKING COUNT

LEGEND



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