

## Comparison of 2040 and 2020 Historic Preservation Policies

Reference	Proposed 2040 Plan	2020 Policy	Steering Committee Comments
<b>GOAL 1</b>	Protect and maintain San Rafael’s historic and archaeological resources as living reminders of the city’s cultural heritage. <i>As a mission city established over 200 years ago, San Rafael values its history and the people and buildings that have shaped it. Preservation provides a strong sense of place and civic identity, helps grow the City’s economy, and supports the City’s sustainability goals.</i>	<p><b>Goal CA-2: PROTECTED CULTURAL HERITAGE (Culture and Arts Element)</b></p> <p>It is the goal for San Rafael to have protected and maintained historic buildings and archaeological resources as part of San Rafael’s cultural heritage. <i>A mission city established in 1817, San Rafael values its history and the people and buildings that have shaped it.</i></p> <p><b>Policy CD-4: Historic Resources (Community Design Element)</b></p> <p>Protect San Rafael’s positive and distinctive image by recognizing, preserving and enhancing the City’s historic resources.</p>	
<b>Policy 1.1</b>	<p><b>Historic Buildings and Areas</b></p> <p>Preserve buildings and areas with special and recognized historic, architectural or aesthetic value, including but not limited to those on the San Rafael Historical/ Architectural Survey. New development and redevelopment should respect architecturally and historically significant buildings and areas.</p>	<p><b>Policy CA-13: Historic Buildings and Areas</b></p> <p>Preserve buildings and areas with special and recognized historic, architectural or aesthetic value including but not limited to those on the San Rafael Historical/Architectural Survey. New development and redevelopment should respect architecturally and historically significant buildings and areas.</p>	
<i>Program 1.1A</i>	<i><b>Preservation Ordinance.</b> Continue to implement the City’s Historic Preservation Ordinance. The Ordinance should be periodically reviewed to ensure that its criteria, classifications, and procedures provide the most effective measures to review proposed changes to historic properties.</i>	<i><b>Program CA-13b Preservation Ordinance.</b> Continue to implement the City’s Historic Preservation Ordinance through the design review process. Update the City’s Historic Preservation Ordinance and review the development application review procedures for the various classifications of buildings on the Historical Architecture Survey, including effective ways to review proposed changes to historic properties.</i>	
<i>Program 1.1B</i>	<i><b>Oversight Responsibilities.</b> Consider re-establishing a City Commission responsible for historic preservation activities, or creating a standing subcommittee comprised of members of the Planning Commission and Design Review Board with the responsibility for these activities. If this is infeasible, a commissioner with professional historic preservation experience could be appointed to the Planning Commission.</i>	<i><b>Program CA-13c Historic Preservation Advisory Committee.</b> Establish a technical advisory committee or contract with an architectural historian, to provide the Design Review Board and Planning Commission with advice in design matters and policies related to the preservation and/or modification of historic structures.</i>	

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<b>Policy 1.2</b>	<b>Inventorying Historic Resources</b> Maintain and periodically update inventories of local historic resources, using methods and criteria that are consistent with state and federal guidelines. These guidelines recognize that historic resources may include sites associated with important historic events or people, archaeological resources, and landscape elements, as well as older buildings. They also recognize that not everything that is old must be considered “historic.”	<b>New</b>	
<i>Program 1.2A</i>	<b>Inventory Update.</b> <i>Continue to update the City’s Historic/Architecture Survey, which is an inventory of buildings of architectural value, historic buildings and/or districts and historic elements such as signs, monuments, and gates. A priority should be placed on neighborhoods with large concentrations of older structures, as well as important “mid-century” buildings, which were not considered during previous surveys.</i>	<b>Program CA-13a Inventory Update.</b> <i>Update the City’s Historical/Architecture Survey, which is an inventory of buildings of architectural value, historic buildings and/or districts and historic elements such as signs, monuments and gates. Maximize the use of volunteers in updating the survey with professional assistance as needed.</i>	
<i>Program 1.2B</i>	<b>Criteria for Designation.</b> <i>Review and adjust the criteria for designation of historic resources so they align with those of state and federal preservation agencies.</i>	<b>New</b>	
<i>Program 1.2C</i>	<b>Additional Landmarking.</b> <i>Based on updated historic preservation data, identify additional structures or sites for potential nomination to State and National registers of historic places.</i>	<b>New</b>	
<b>Policy 1.3</b>	<b>Districts</b> Encourage the formation of historic or architectural conservation districts in areas where important historic resources are concentrated and where there is property owner and community support for such designations. Such districts should provide for preservation, restoration, and greater awareness of the resources they contain, while minimizing costs and administrative burdens for property owners.	<b>New</b>	

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Program 1.3A	<b>Downtown Districts.</b> Consider the designation of additional historic districts in Downtown San Rafael based on recent historic resource data. There are presently two small Downtown districts (901-911 Irwin and 1623-27 Fifth). Additional districts could be considered on segments of Fourth Street and perpendicular blocks of A and B Streets.	New	
Program 1.3B	<b>Conservation Districts.</b> Consider the use of Conservation Districts as an alternative to historic districts or the designation of individual landmarks. Conservation Districts generally cover larger areas than historic districts but have less intensive overview. Properties would be identified as contributing or non-contributing, depending on the characteristics and context of the area. Contributing properties would be subject to additional consideration when alterations, additions, or demolition is proposed.	New	
Program 1.3C	<b>Eichler Neighborhoods.</b> Recognize the Eichler subdivisions of North San Rafael as a defining part of San Rafael's architectural heritage and continue to take steps to preserve the characteristic features of Eichler homes and neighborhoods.	New	
<b>Policy 1.4</b>	<b>Preservation Incentives.</b> Create incentives that encourage stewardship of San Rafael's historic resources.	New	
Program 1.4A	<b>Zoning and Development Incentives.</b> Investigate the use of transfer of development rights and preservation easements to encourage preservation of historic buildings.	<b>Program CA-14c Incentives.</b> Investigate the use of incentives such as transfer of development rights, easements, and property tax relief to encourage preservation of historic buildings.	
Program 1.4B	<b>Local Financial Incentives.</b> Pursue development of a local Mills Act program to allow the City to enter into contracts with historic property owners. The contracts allow for reduced property taxes in exchange for an agreement to maintain the historic integrity of the structure. In addition, reductions to local permitting fees could be considered for qualifying historic preservation projects.	New	

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<i>Program 1.4C</i>	<b>Non-Local Financial Incentives.</b> Consider financial assistance to support preservation through state and federal grants and loans, National Trust Preservation funds, the Federal Historic Preservation Tax Incentives Program, and similar programs.	<i>New</i>	
<b>Policy 1.5</b>	<b>Adaptive Reuse.</b> Encourage the adaptation and reuse of historic and older buildings as a way to preserve San Rafael’s heritage.	<b>Policy CA-14 Reuse of Historic Buildings</b> Encourage the adaptation and reuse of historic buildings in order to preserve the historic resources that are a part of San Rafael’s heritage. <b>Program CD-4b Adaptive Reuse.</b> Consider revisions to design guidelines and to zoning regulations to provide development incentives for appropriate adaptive re-use. 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.	
<i>Program 1.5A</i>	<b>Historic Building Code.</b> Use the State historic building code to encourage adaptive reuse of historic buildings	<b>Program CA-14a Historical Building Code.</b> Use the State historical building code to encourage adaptive reuse of historic buildings.	
<i>Program 1.5B</i>	<b>Zoning.</b> Investigate possible zoning exceptions for historic structures, such as reduced on-site parking and setback requirements	<b>Program CA-14b Zoning.</b> Investigate possible zoning exemptions to regulations such as on-site parking, signs, and setbacks in order to encourage adaptive reuse.	
<b>Policy 1.6</b>	<b>Protecting Resource Integrity</b> Ensure that modifications to designated historic properties, including additions, alterations, and new structures, are visually compatible with the property’s contributing features, as defined by the San Rafael Municipal Code.	<b>New</b>	
<i>Program 1.6A</i>	<b>Certificates of Appropriateness.</b> Continue existing requirements for “Certificates of Appropriateness” (COA) for alterations to designated historic resources. Consider changes to ensure that structures that contribute to the historic context of San Rafael and its neighborhoods are adequately protected.	<i>New</i>	

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<i>Program 1.6B</i>	<b>Design Guidelines.</b> Address historic preservation in the City's design guidelines, including successful examples of (a) adaptive reuse, alterations, and other changes; and (b) new infill development in the context of a historic neighborhood. Guidelines and standards for construction in historic areas should accommodate innovative and contemporary design solutions, as well as those which replicate historic features.	<b>Program CD-4d Design Guidelines.</b> As part of the Community Design programs to prepare design guidelines, include guidance to assist property owners of historic properties in defining appropriate changes and alterations and to illustrate outstanding examples of how new developments can fit into an historic neighborhood.	
<b>Policy 1.7</b>	<b>Maintenance of Historic Properties</b> Strongly support the maintenance of historic properties and avoid their deterioration to the point where rehabilitation is no longer feasible (e.g., "demolition by neglect").	<b>New</b>	
<b>Policy 1.8</b>	<b>Preservation Advocacy</b> Encourage local preservation advocacy efforts by community organizations. Provide technical support to such groups and encourage their participation in City-sponsored preservation activities.	<b>New</b>	
<i>Program 1.8A</i>	<b>Public Recognition.</b> Support programs such as the San Rafael Heritage Preservation/ Cityscape Awards to publicly recognize property owners who have done an exceptional job preserving an historic property	<b>Program CA-13g Public Recognition.</b> Through the annual Design Awards program, publicly recognize property owners who have done an exceptional job of preserving an historical property.	
<i>Program 1.8B</i>	<b>Volunteers.</b> Engage volunteers in historic surveys and similar activities to the greatest extent feasible, with professional assistance as needed.	(pt of Program CA-13a) Maximize the use of volunteers in updating the survey with professional assistance as needed.	
<i>Program 1.8C</i>	<b>Public Events and Social Media.</b> Encourage organizations such as the Marin History Museum to produce events, publications, social media, and exhibits about the historic resources that exist in San Rafael.	<b>Program CA-13f Public Events.</b> Encourage organizations such as the Marin Historical Society to produce events, publications, and exhibits about the historic resources that exist in San Rafael.	

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<b>Policy 1.9</b>	<b>Preservation Education.</b> Encourage historic preservation activities and programs that heighten awareness of historic resources and the ways that architecture and landscape define the city’s character.	<b>Program CA-13d Public Education.</b> Encourage historic preservation activities and the formation of historic preservation groups in neighborhoods to heighten awareness of historic landmarks and how architecture and landscape define the character of an area.  <b>Program CD-4a Historic Resources Information.</b> Help residents understand and enjoy their City’s heritage by providing information about historic resources.	
Program 1.9B	<b>Plaques and Markers.</b> Support efforts to install plaques and markers recognizing historic locations and the locations of important historic events in San Rafael. <i>(was part of 13d, also CD-4c)</i>	<b>(pt of Program CA-13d)</b> Encourage schools to incorporate units about local history into their school programs. Continue to support efforts to install plaques recognizing historic locations in San Rafael.	
Program 1.9C	<b>School Programs.</b> Encourage local schools to incorporate San Rafael history lessons and field trips into their curriculum and programs.	<b>Program CD-4c Sign Ordinance.</b> Revise sign ordinance to allow appropriate signage and plaques identifying historic structures.	
<b>Policy 1.10</b>	<b>Economic Benefits of Preservation</b> Leverage San Rafael’s historic resources to create jobs, attract visitors, and generate local revenue.	<b>New</b>	
Program 1.10A	<b>Walking Tours, Trails, and Historic Festivals.</b> Encourage walking tours, historic trails, mobile apps, and history fairs and programs that attract visitors.	<b>New</b>	
Program 1.10B	<b>Marin County Civic Center.</b> Work with the County of Marin to encourage and support preservation of the Frank Lloyd Wright designed Civic Center complex as a nationally important historic site and major destination for regional, national, and international visitors.	<b>New</b>	
Program 1.10C	<b>Mission San Rafael.</b> Promote San Rafael’s role as a “mission” city, and Mission San Rafael Arcangel as a destination of historic interest.	<b>New</b>	

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<b>Policy 1.11</b>	<b>Sustainability</b> Recognize the sustainability benefits of historic preservation, including reduced resource consumption, reduced landfilled waste, reduced energy use, and the need for fewer raw materials.	<b>New</b>	
<b>Policy 1.12</b>	<b>Inclusive Approach to Preservation</b> Ensure that preservation efforts are culturally inclusive and recognize the contributions of all racial and ethnic communities to the City’s history and development. Sites and structures that are culturally important to communities of color should be a key part of local preservation efforts.	<b>New</b>	
<i>Program 1.12-A</i>	<b>Latino Community Heritage Programming.</b> <i>Engage representatives of the local Latino community, as well as preservation organizations and San Rafael schools, to document the history of the Latino community in San Rafael, including sites and structures of historic importance.</i>	<i>New</i>	
<b>Policy 1.13</b>	<b>Protection of Archaeological Resources</b> Protect significant archaeological resources by: <ul style="list-style-type: none"> <li>• Providing information and direction to property owners to make them aware of these resources and the procedures to be followed if they are discovered on-site.</li> <li>• Identifying, when possible, archaeological resources and potential impacts on such resources.</li> <li>• Implementing measures to preserve and protect archaeological resources.</li> </ul>	<b>Policy CA-15 Protection of Archaeological Resources.</b> Recognize the importance of protecting significant archaeological resources by: <ul style="list-style-type: none"> <li>• Identifying, when possible, archaeological resources and potential impacts on such resources.</li> <li>• Providing information and direction to property owners in order to make them aware of these resources.</li> <li>• Implementing measures to preserve and protect archaeological resources.</li> </ul>	
<i>Program 1.13A</i>	<b>Archeological Resources Ordinance.</b> <i>Continue to implement the existing Archeological Resources Ordinance and the City’s Archeological Resources data base.</i>	<b>Program CA-15a Archeological Resources Ordinance.</b> <i>Continue to implement the existing Archeological Resources Ordinance.</i>	

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<b>Policy 1.14</b>	<b>Tribal Cultural Resources.</b> Coordinate with representatives of the Native American community to protect historic Native American resources and raise awareness of San Rafael’s pre-European heritage.	<b>New (SB 18 compliance)</b>	
Program 1.14A	<b>AB 52 Compliance.</b> <i>Implement the requirements of Assembly Bill 52 by providing opportunities for meaningful input from Native American representatives in the development review process.</i>	<i>New</i>	
Program 1.14B	<b>Protection of Tribal Resources.</b> <i>Incorporate standard approval conditions in future development projects that ensure that Native American resources are protected during construction. In the event tribal resources are discovered, earth-disturbing work must be temporarily suspended pending evaluation by a qualified archaeologist and an appropriate Native American representative. Where appropriate, a mitigation plan shall be developed in accordance with state guidelines and tribal input.</i>	<i>New (SB 18 compliance)</i>	