

November 12, 2020

San Rafael Planning Commission

1400 Fifth Avenue

San Rafael, CA 94901

Via email: barry.miller@cityofsanrafael.org; alicia.giudice@cityofsanrafael.org and lindsay.lara@cityofsanrafael.org

PLEASE INCLUDE THIS 5-PAGE LETTER IN PUBLIC COMMENTS for the second public hearing on November 12, 2020, for the draft General Plan 2040, Chapters 10 - 14

Dear Planning Commissioners:

I have the following comments on the draft General Plan 2040:

Chapter 10: Mobility Element, pg 10-25, add:

Program M-2.8B: Emergency response time. *Require emergency, fire and EMS services to meet NFPA Standard 1710 response time criteria for all new and existing development.*

Program M-2.8C: Fire Apparatus Access. *Require CFC turning radius provisions to accommodate the turning around of fire apparatus, as required by CFC Appendix D, for all new and existing development.*

Policy M-2.9: Narrow Streets, pg 10-25

In new subdivisions, allow narrower streets to reduce travel speeds and accommodate multiple modes of travel, while still providing for emergency and service access, fire apparatus turn-arounds, and street parking.

Policy M-6.1: Encouraging Walking and Cycling, pg 10-43

Wherever feasible, encourage walking and cycling as the travel mode of choice for short trips, such as trips to school, parks, transit stops, and neighborhood services. Safe, walkable neighborhoods with pleasant, attractive streets, bike lanes, public stairways, pathways, trails and sidewalks should be part of San Rafael's identity.

Policy M-6.3: Connectivity, pg 10-44

Develop pedestrian and bicycle networks that connect residents and visitors to major activity and shopping centers, existing and planned transit, ~~and~~ schools, and other neighborhoods. Work to close gaps between existing facilities. Funding and prioritization for projects should consider relative costs and benefits, including such factors as safety, number of potential users, and impacts on parking.

Program M-6.3A: Implementation of Pathway Improvements. pg 10-44, add to list:

- Complete Grove Hill Estates public pedestrian path along the easement created in 1983 to connect Tamal Vista Drive to the Sun Valley neighborhood.

Policy M-7.3: Parking Technology, pg 10-47

Use technology to improve parking efficiency and reduce the land area required to meet parking needs in the downtown.

Program M-7.3A: Downtown Parking and Wayfinding Study Recommendations. Implement the technology recommendations of the 2017 Downtown Parking and Wayfinding Study and consider the application of these recommendations for large parking structures in to other parts of San Rafael.

Chapter 11: Community Services and Infrastructure

Policy CSI-3.2: Mitigating Development Impacts, pg 11-12

Engage the Police and Fire Departments in the review of proposed development and building applications to ensure that public health and safety, fire prevention, and emergency access and response times meet current industry standards and guidelines. ~~needs are considered and effectively addressed.~~

Program CSI-3.2B: Emergency Response Time, pg 11-13

Use the development review process to identify appropriate measures to reduce fire hazards and ensure adequate emergency, response capacity fire and EMS response times meet the minimum criteria established by NFPA Standard 1710.

Policy CSI-4.2: Adequacy of City Infrastructure and Services, pg 11-19

As part of the development review process, require applicants to demonstrate that their projects can be adequately served by the City's infrastructure, including fire and emergency vehicle access. All new infrastructure shall be planned and designed to meet the engineering and safety standards of the City and as well as various local service and utility providers.

Policy CSI-4.7: Street Maintenance, pg 11-20

~~Provide efficient, effective street maintenance, sweeping, and lighting programs. Safe, well-maintained neighborhood streets are an important part of the public realm and the local transportation network.~~

Provide a consistent street maintenance operation that includes routine inspections (every 3 months), particularly during fall and winter when fire hazards and flooding peak to critical stages. Implement these safety measures for all residents: regular street sweeping and gutter/curb clearing, inspection of overhead power lines and street lighting, trimming of vegetation adjacent to off-street parking or encroaching on streets and sidewalks, maintain public stairways by removing accumulated leaf debris and clearing back vegetation.

Program CSI-4.7A: Pavement Management. Continue participation in the Pavement Management Program to assist in prioritizing street resurfacing projects. Adjust prioritization criteria as needed to ensure that pavement condition, traffic safety, equity, and community input are addressed. Enforce strict standards and encourage reassessment of the existing “Pavement Management Program” for fairness and implement a reasonable process that doesn’t subjugate scheduled street resurfacing projects for other unscheduled projects. Neighborhood population and frequency of automobile traffic shall not be the sole determinant of road resurfacing or maintenance in fairness to residents who live in sparsely developed areas. Streets with a pavement condition index (PCI) rating of poor or worse shall be given priority for resurfacing or replacement in the annual budget for street improvements. Public Works shall include the pavement condition index (PCI) for each street listed in the annual street resurfacing report to the City Council. Community input shall be encouraged and transparent to city officials who hold the duty to openly communicate with effected neighborhoods that deserve appropriate upgrades for the public good.

Policy CSI-5.6: Public-Private Partnerships, pg 11-27

Explore public-private partnerships as a way to develop community facilities or achieve other community benefits (for example, public parking, public pedestrian pathways, affordable housing, and child care in new development projects).

Chapter 13 Economic Vitality:

Policy EV-3.8: Creative Infill, pg 13-22

Encourage creative infill development and redevelopment that maximizes existing resources, minimizes negative impacts on surrounding properties and makes the best use of limited available space, while respecting development patterns in established neighborhoods. Expedite the development review process by establishing clear expectations for design, and effectively involving the community.

Program EV-3.8C: Pre-Submittal Process. Improve the efficiency and speed of the development review process by updating departmental procedures, revisiting neighborhood notification and meeting procedures. ~~and updating the pre-submittal process to identify~~ Identify initial concerns and encourage higher quality applications.

Chapter 14 Equity, Diversity and Inclusion

Goal EDI-1: Authentic and Inclusive Public Participation, pg 14-7, add (underlined):

Active, authentic, and inclusive public participation is essential to becoming a more just and equitable city. The City of San Rafael strives for clarity and transparency in city planning processes and promotes opportunities for effective and inclusive public participation. It partners with residents and community-based organizations to develop, implement, and evaluate engagement strategies that meet the needs of each community. It promotes shared leadership and decision-making to empower communities that have historically been under-represented in public processes. All residents are invited and enabled to participate in government in a meaningful way

Miscellaneous corrections, typos, etc:

Chapter 13 Economic Vitality:, pg 13-1

San Rafael's Economy, 2nd paragraph, last sentence (correction underlined):

Countywide unemployment had improved to 6.5 percent by September, but there **are** still uncertainties about what lies ahead.

Policy EV-1.8: Workforce Development, pg 13-7 – see underlined word for typo (spacing in the middle of the word)

Support workforce development programs that provide skilled labor for San Rafael businesses as well as jobs and career advancement opportunities for San Rafael residents.

Policy EV-3.4: Water-Dependent Businesses, pg 13.21 (typo, see underlined word added)

Ensure that commercial properties along San Rafael's shoreline, including the San Rafael Creek/ Canal, leverage their waterfront locations, The City supports the continued use of these sites for water-dependent activities such as boat sales, boat repair, marinas, and water-oriented restaurants.

Chapter 14 Equity, Diversity and Inclusion

Policy EDI-2.3: Community Health, pg 14-12 - typo, eliminate space in "physical"
Increase community awareness about best practices for maintaining **physical** and mental health.

Policy EDI-4.2: Equitable Maintenance of Streets and Public Space, pg 14-19, *extra space in middle of "equitably"*:

Ensure that street cleaning, litter removal, abatement of illegal dumping, and the repair of roads, sidewalks, streetlights and public facilities, is performed **equitably** across the city. Responses to reports of nuisances and violations should be performed without regard to income or tenure.

Goal EDI-6: An Age-Friendly Community, Pg 14-26, 2nd paragraph, 3rd sentence:
correct grammar:

In some neighborhoods—including Terra Linda, Peacock Gap, and Glenwood—roughly ~~than~~ one in six residents is over 75.

Policy EDI-6.1: Planning for an Aging Population, pg 14-28, eliminate space in word:
Proactively address the needs of San Rafael's aging population through collaboration, planning, and programs. Monitor trends and data so **that** services are responsive to needs.

Thank you for the opportunity to provide these comments.

Sincerely,

Victoria DeWitt