



SAN RAFAEL
THE CITY WITH A MISSION

Community Development Department – Planning Division
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Meeting Date: November 17, 2020
Agenda Item: 2
Case Numbers:
Project Planner: Ethan Guy 415-458-2392

REPORT TO PLANNING COMMISSION

SUBJECT: Informational Report on Renter Protections in the Federally Designated Opportunity Zone

EXECUTIVE SUMMARY

The purpose of this report is to provide an overview of potential amendments to SRMC Title 10 increasing renter relocation assistance for households displaced as a result of a no-fault eviction within the federally designated Opportunity Zone in the Canal Neighborhood of San Rafael

RECOMMENDATION

Accept Report.

BACKGROUND

On November 2, 2020, the City Council was presented a comprehensive, [informational report](#) on renter relocation assistance in the Opportunity Zone located in the Canal Neighborhood of San Rafael. At this meeting, Staff provided a draft ordinance adding Chapter 10.110 of the San Rafael Municipal Code entitled “Renter Relocation Assistance in Opportunity Zones.” This draft ordinance would expand renter relocation assistance for households displaced as a result of a no-fault eviction in the Opportunity Zone.

Staff was directed to move forward with the proposed ordinance to renter relocation assistance. Prior to a City Council first reading of this Ordinance, Staff recommended presenting an overview of these changes to the Planning Commission. Staff anticipates returning to the City Council for action on the ordinance early 2021.

ENVIRONMENTAL DETERMINATION

This report is provided for informational purposes and therefore will have no physical impact on the environment. The report is classified as a planning study, which qualifies for a Statutory Exemption from the provisions of the CEQA Guidelines under 14 CRR Section 15262.

NEIGHBORHOOD MEETING / CORRESPONDENCE

Notice of hearing for the project was conducted in accordance with noticing requirements contained in Chapter 29 of the Zoning Ordinance. A Notice of Public Hearing was mailed to all property owners and occupants within a 300-foot radius of the subject site and the Canal Neighborhood Association, and all other interested parties, 15 calendar days prior to the date of all meetings, including this hearing. Public

notice was also posted on the subject site 15 calendar days prior to the date of all meetings, including this hearing.

OPTIONS

The Planning Commission has the following options to consider on this matter:

1. Accept report.
2. Direct staff to return with more information.
3. Take no action.