



San Rafael General Plan 2040

Presentation to
San Rafael
Planning Commission
September 15, 2020

General Plan Requirements

Mandatory Elements

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Safety
- Noise
- Environmental Justice

Optional Elements

- Community Design and Preservation
- Neighborhoods
- Community Services and Infrastructure
- Arts and Culture
- Economic Vitality

Why Update Now?

- Existing Plan had a 2020 horizon--move forward to 2040
- New forecasts
- New State laws
- New issues and priorities
- Opportunity to engage community

Much of General Plan 2020 remains relevant---build on existing Plan

Update Process

Late 2017- Prepare Detailed Work Program, Appoint Committee

2018 - Existing Conditions, Issues, Guiding Principles

2019- Policy and Map Development, Downtown Plan

2020 - Plan Drafting and Vetting, EIR

Fall/Winter 2020/21 - Plan Adoption

Steering Committee

Appointed in December 2017

- 24 members
- 22 alternatives

Convened 25 meetings

- Monthly meetings
- Continued through shelter-in-place



Community Engagement

- Community Workshops
- Pop-up Workshops
- Spanish language outreach program and survey
- Interactive Website
- Presentations to Council, Boards, and Commissions
- Meetings with stakeholder and neighborhood groups
- Neighborhood surveys
- Outreach to schools





What's New and Different About General Plan 2040?

Growth Forecasts

San Rafael Planning Area (including unincorporated areas)				
	2020	2020-2040 Increase	2040	% change
Households	28,100	4,250	32,350	15%
Population	75,750	8,910	84,660	12%
Jobs	44,200	4,100	48,300	9%

- *Residential growth forecasts for 2020-2040 assume similar rate of growth as GP 2020, but actual growth in 2000-2020 was much less*
- *Regional Housing Needs Allocation for San Rafael may double or triple for 2023-2031*
- *Employment growth forecasts are more moderate*



Climate and Equity Focus



Climate Change Response and Adaptation is the “issue of our time”

- Land use and mobility policies aim to reduce GHG emissions
- Safety policies aim to improve resilience to sea level rise, wildfire, and severe storms

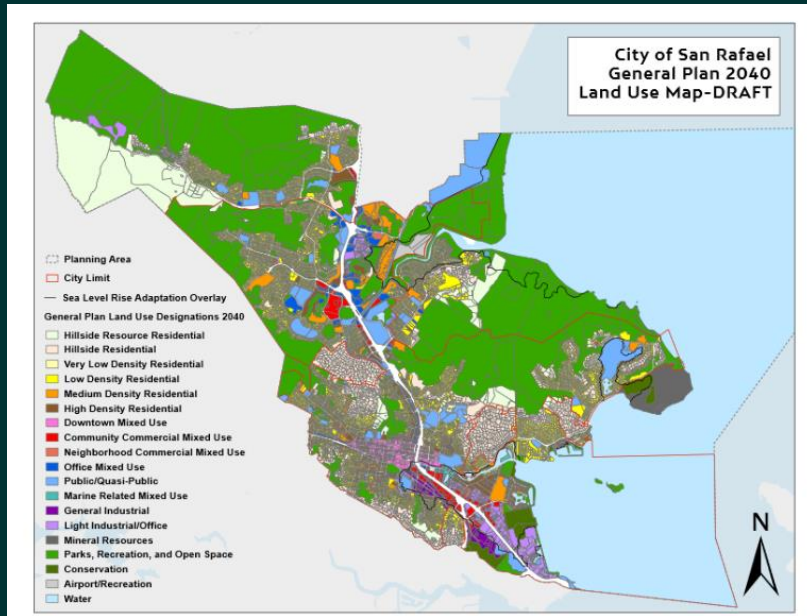
Equity Focus Responds to Income Inequality, Housing Crisis, and Need for Inclusive Governance

- Focus on affordable housing, workforce development, and investment in disadvantaged communities—without displacement

New and Reorganized Content

- Policy framework of GP 2020 largely carried forward
- Sustainability now a cross-cutting theme rather than a separate element
- Air and Water quality incorporated into Conservation Element
- Climate Change added to Conservation Element
- Community Facilities added to Infrastructure Element
- Historic Preservation added to Community Design
- Governance covered by Equity, Diversity, Inclusion El.

Map Changes



Simplifying Categories

- Merging 6 Downtown categories
- Merging 3 Office categories
- Retaining residential categories but shifting from Gross to Net density
- Adding sea level rise prediction overlay

Amendments

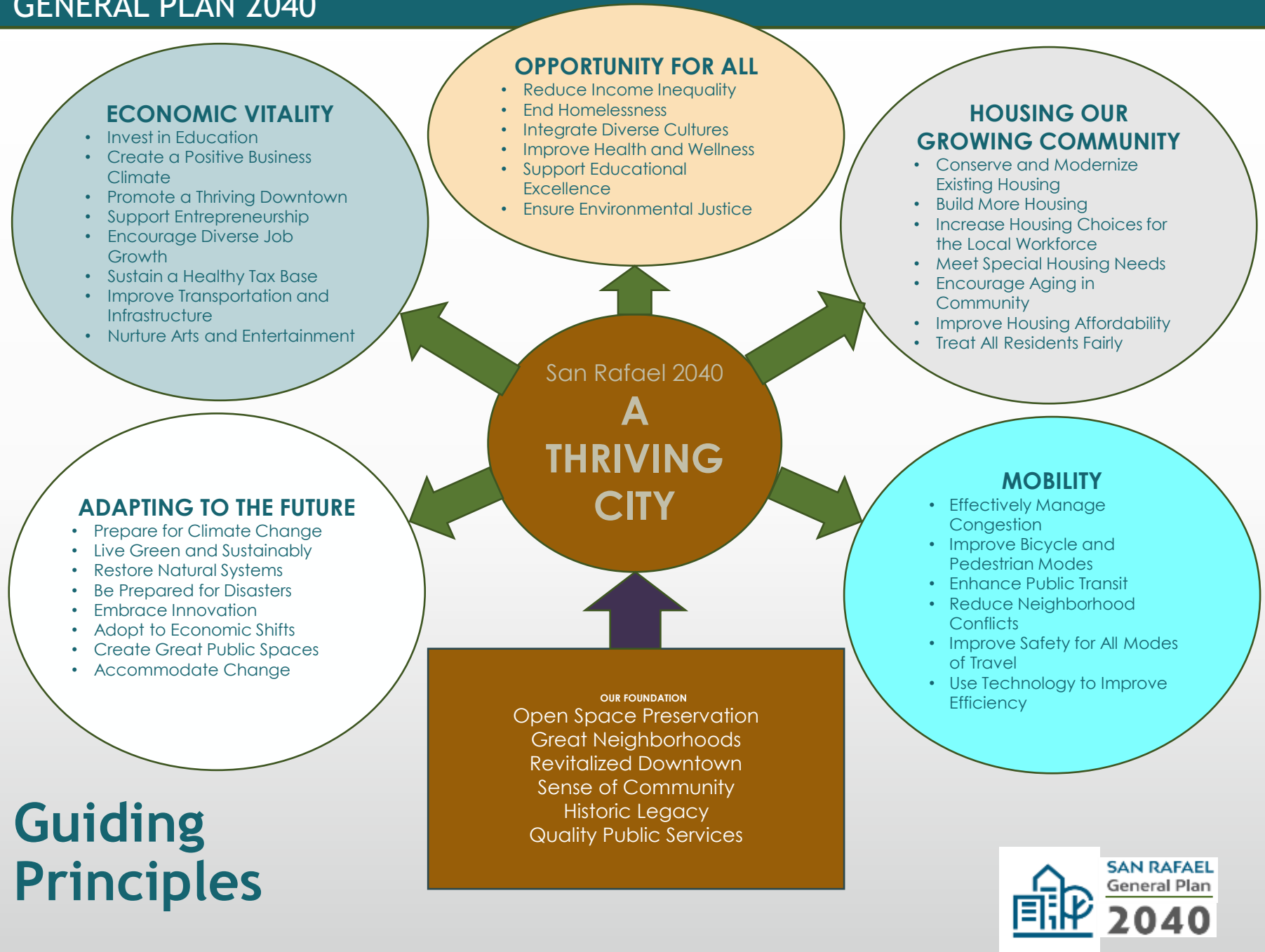
- Minimal changes, principally “housekeeping”
- Amendments to reflect current plans (Downtown, station areas)
- Call for amendments yielded few applications
- No changes presumed at Quarry
- No greenfield conversion to urban use

- Station Area Plans
 - Downtown
 - Civic Center
- Canalfront Plan
- Bicycle and Pedestrian Master Plan
- Local Hazard Mitigation Plan
- Wildfire Prevention/Protection Action Plan
- Climate Change Action Plan



Incorporating Recent Plans





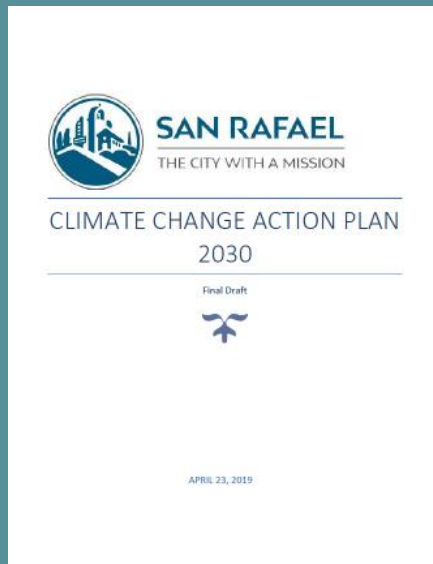
Key Land Use Recommendations

- Focus growth to reduce increases in GHG
 - Downtown
 - North San Rafael Town Center
 - Southeast San Rafael
- Reduce barriers to housing production
 - Emphasize affordable and workforce housing
- Sustain neighborhood centers, but respond to changing market demand and retail trends
- Retain industrial land

Key Mobility Recommendations

- Use VMT to evaluate CEQA transportation impacts
 - Screening criteria established
 - Thresholds of significance established
- Retain LOS to evaluate project impacts on congestion and prescribe appropriate improvements
- Accommodate active modes (bicycling, walking) to meet GHG reduction goals
- Work with partner agencies to sustain viable transit
- Manage parking without inducing driving
- Plan for technology impacts

Conservation Element Highlights



- Essential policies are carried forward and expanded
 - Wetlands
 - Creeks
 - Hillside protection
 - Habitat and invasive species
 - Special status species
 - Air and quality
- Policies added
 - Urban forestry
 - Mineral resource management
 - Light pollution/ dark skies
 - Low impact development/ green infrastructure
 - Renewable energy
 - 2030 Climate Action policy “platform”

Essential policies are carried forward and expanded

New Sea Level Rise Adaption Focus

- Sea Level Adaptation Report
- New policies and programs

Wildfire Prevention and Response

- New policies and programs added

Other Issues

- Power shutoffs
- Public health emergencies
- Emergency preparedness
- Hazardous materials

Safety Element Highlights



Parks, Recreation and Open Space Highlights



- Park policies expanded
 - Parks Master Plan
 - Park classification system
 - Updated acreage standards
 - Joint use of school properties
 - Public-private partnerships
 - Equity and cultural competence issues
 - Expanded programming
- Open space focus is on management
 - Invasive species control
 - Wildfire prevention
 - Trails
 - Illegal encampments
 - Environmental education
 - Lesser focus on acquisition

Community Design and Preservation Highlights



- Goals Reorganized
 - A beautiful city
 - A strong sense of place
 - Attractive streets and public spaces
 - Quality construction and design
 - Protected cultural heritage

Equity, Diversity, and Inclusion Element: Six New Goals

Authentic and Inclusive Participation

Healthy Communities and Environmental Justice

Housing Security and Stability

Equitable Service Delivery

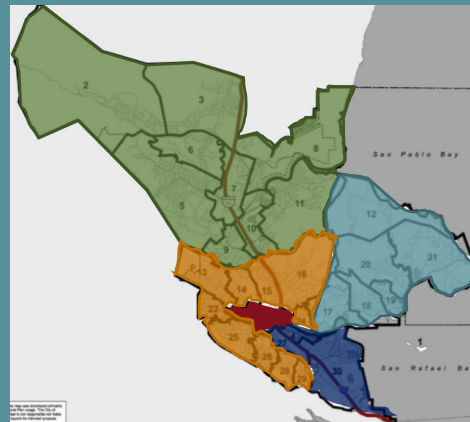
Access to Education and Economic Opportunity

An Age-Friendly Community

Neighborhoods Element Highlights



- Five Planning Areas/ 33 neighborhoods
 - Downtown
 - Central San Rafael
 - Southeast San Rafael/Canal
 - North San Rafael
 - San Pedro Peninsula
- Content updated
 - Factual updates
 - Weave in recent plans/programs
 - Neighborhood surveys and meetings



Other Element Highlights

Noise



Community Services and Infrastructure



Economic Vitality



Arts and Culture



Housing Element Not Included-
to be updated in 2021-22

Looking Forward

Key Implementation Actions

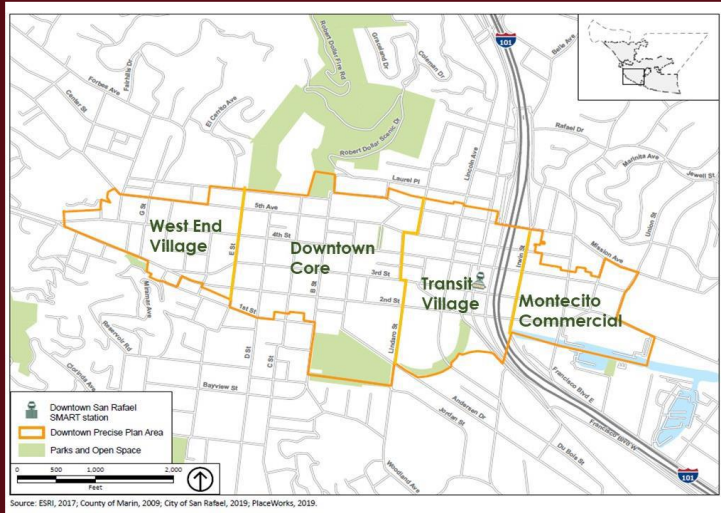
- PDA planning for Northgate and Southeast San Rafael
- Canal Community-Based Transportation Plan
- Shoreline adaptation and resiliency planning
- Housing Element (2021-22)
- Parks and Open Space Master Plan

Downtown Precise Plan

- Replaces 1993 “Our Vision”
- Recognizes opportunities for new housing and employment in walkable, transit-served area
- Focuses on streetscape/ public realm improvements
- Form-Based Code to replace existing zoning

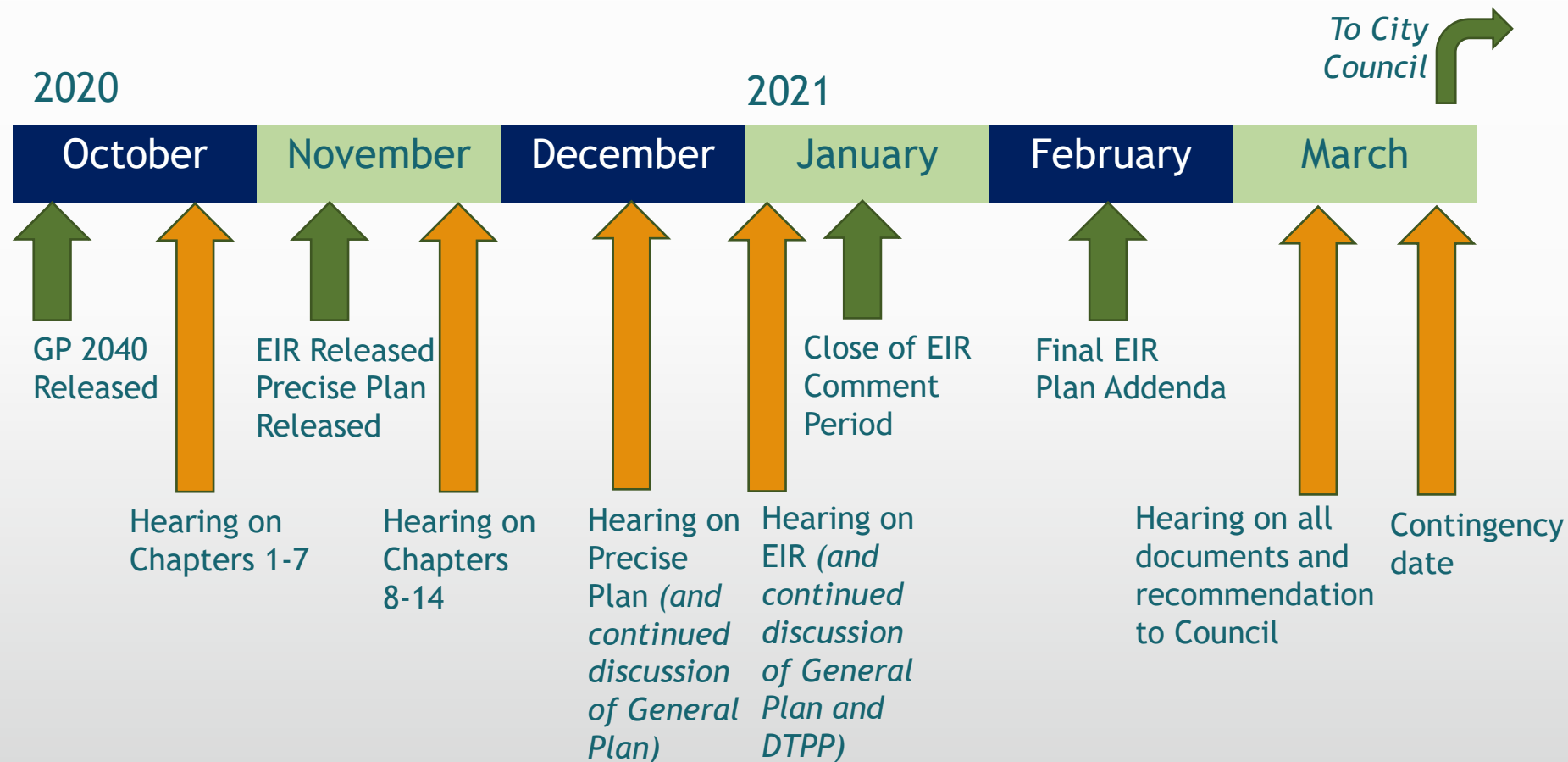


Downtown Precise Plan Organization



1. Introduction
2. Existing Conditions
3. Design Principles
4. Design Vision
 - Areawide
 - Districts
5. Historic Resources
6. Transportation and Parking
7. Affordable Housing and Anti-Displacement Strategy
8. Implementation
9. Form-Based Code

Planning Commission Hearings (tentative)





Thank You!

www.sanrafael2040.org