

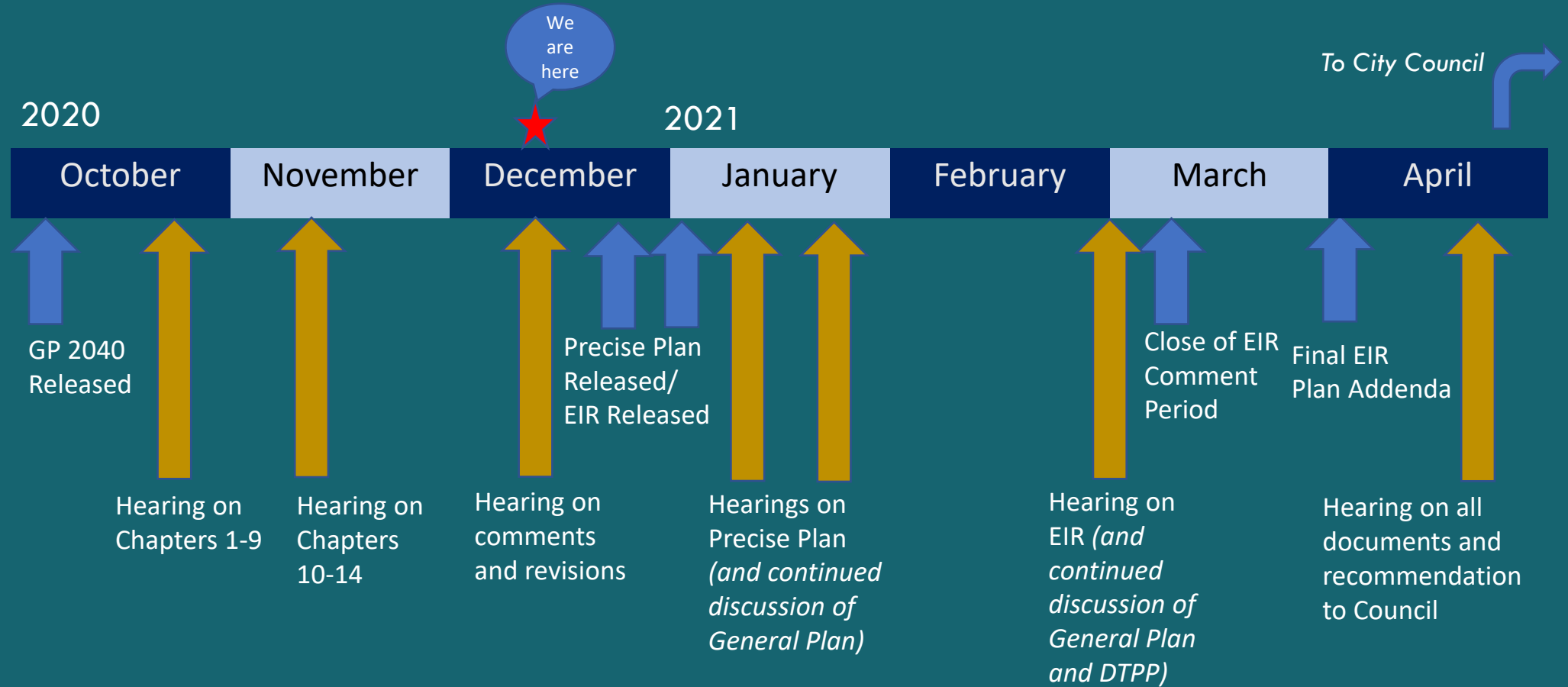


# San Rafael General Plan 2040

San Rafael Planning Commission Public Hearing: December 15, 2020



# Planning Commission Hearings (tentative)



# General Plan Organization

Covered Oct 27, 2020

## Context

1. Introduction
2. Framework and Guiding Principles

## Our Built Environment

3. Land Use
4. Neighborhoods
5. Community Design and Preservation

## Our Natural Environment

6. Conservation and Climate Change
7. Parks and Open Space
8. Safety and Resilience
9. Noise

## *Connecting the City*

10. *Mobility*
11. *Community Services and Infrastructure*
12. *Arts and Culture*

## *Opportunity for All*

13. *Economic Vitality*
14. *Equity, Diversity, Inclusion*
15. *Housing*

Nov 12, 2020

# Comments Received

- Zoom/ YouTube Live Testimony on Oct 27 and Nov 12 (26 comments)
- Letters / emails
  - Tree Preservation (10/27)
  - Shirley Fischer (10/27)
  - San Rafael Heritage (10/27)
  - Responsible Growth in Marin (10/27 and 11/12)
  - Victoria DeWitt (10/27 and 11/12)
  - Audubon (10/27)
  - Terra Linda Homeowners (10/27)
  - Sierra Club/ MCL (10/27)

# Additional Comments (since 12/10)

- Canalways owners
- RGM on “should” vs “shall”
- RGM on Economic Vitality Element
- San Rafael Heritage
- Hillside Neighbors

# Commission Comments

- Tie the trends outlined in Chapter 2 into a “Call for Action”
- Take fresh look at San Rafael’s economic future
  - Address the disconnect between emphasis on retail and acknowledgment of retail challenges and low-wage jobs
- Consider ways to measure progress (metrics)
- Establish clear links to implementing documents

# Appendix A: Implementation Matrix

PLAN IMPLEMENTATION MATRIX				Guiding Principles						
ID #	Program Description	Timeframe	Responsible Departments or Agencies (lead in bold)	Resources	Strengthening our Foundation	Adapting to the Future	Economic Vitality	Opportunity for All/Equity	Housing our Growing Community	Mobility
<b>LAND USE ELEMENT</b>										
LU-1.1A	Evaluate General Plan at least once every 5 years	OG	<b>CD</b> , PC, CC	GP Impl Fee	√	√	√	√	√	√
LU-1.2A	Use Development Review to ensure adequacy of infrastructure.	OG	<b>CD</b> , DPW, other agencies	Staff Time, Fees	√					√
LU-1.3A	Quantify and Monitor the Benefits of Transit-Oriented Development	MT	<b>CD</b> , CM, DPW (transp), other	Staff Time, Grants, Partnerships		√			√	√
LU-1.3B	Ensure that zoning allows reasonable interim uses of property	OG	<b>CD</b> , ED	Staff Time		√	√	√		
LU-1.6A	Encourage LAFCO to adopt urban service and annexation policies consistent with the General Plan	OG	<b>CD</b> , CC, CM, other (County)	Staff Time	√		√		√	
LU-1.7A	Review applications for development adjacent to San Rafael	OG	<b>CD</b> , CC, CM, other (County)	Staff Time	√	√	√		√	√
LU-1.8A	Implement zoning consistent with General Plan densities	ST	<b>CD</b>	Staff Time	√		√		√	
LU-1.8B	Maintain minimum densities	OG	<b>CD</b>	Staff Time				√	√	
LU-1.8C	Amend 14.16.300 to allow more than one unit per lot on lots under 5,000 SF in multi-family areas	ST	<b>CD</b> , PC, CC	Staff Time				√	√	
LU-1.10A	Implement General Plan FAR limits in zoning	ST	<b>CD</b> , PC, CC	Staff Time	√		√		√	
LU-1.12A	Explore TDR to address sea level rise and fire hazards	MT	<b>CD</b> , DPW, ED, other	Staff Time, Grants		√	√		√	
LU-1.15A	Maintain Planned Development (PD) zoning	OG	<b>CD</b>	Staff Time	√	√			√	
LU-1.16A	Implement school site reuse through zoning and development review	OG	<b>CD</b> , PC, CC, other	Staff Time, private funds	√			√	√	
LU-2.1B	Revise subdivision ordinance for consistency with General Plan	ST	<b>CD</b> , DPW	GP Impl Fee	√	√				

- Timeframe
- Responsible Dept/Agency
- Resources
- Link to Guiding Principles

TIMEFRAME: ST= Short-Term (0-4 years); MT=Mid-Term (4-10 years); LT=Long-Term (10+years); OG=Ongoing  
 RESPONSIBLE PARTIES: CD=Community Development; CM=City Manager; DPW=Public Works; DPW(T)=Public Works/Transportation; CC=City Council;  
 PC=Planning Commission; ED=Economic Development; SUS=Sustainability; DIG=Digital Services; LR=Library and Recreation; POL=Police; Fire=Fire;  
 FIN=Finance; CL=City Clerk; CA=City Attorney

# Metrics

## Example (Denver)

## Example (Albany, NY)

### CONNECTED, SAFE AND ACCESSIBLE PLACES

Reduce dependence on driving alone.

#### Metric

Percent of Denver residents who drive alone to work in a single-occupancy vehicle.

#### Sources

American Community Survey (ACS) Survey 5-year estimates, US Census Bureau

#### Why measure mode share?

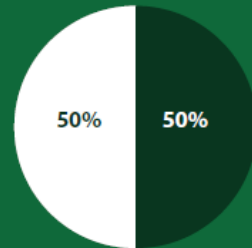
The percentage of people who drive rather than using other travel modes (often called "mode share") reflects reliance on the automobile. As Denver has a more robust multimodal transportation system that includes safe, frequent and reliable choices for transit and other modes, fewer people will drive alone to work.

#### Methodology

The data for this metric comes directly from the American Community Survey (ACS), administered by the US Census Bureau. It is part of the ACS 5-year estimates. The 5-year estimates contain the largest sample sizes and most reliable data of all the ACS datasets. The dataset used for the current state was released by ACS in 2016 and captures the time frame of 2012-2016.

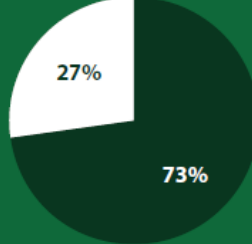
The ACS data is exclusively for commute trips, thus this metric only measures which transportation mode people use to travel to work.

2040 Target



DRIVE ALONE TO WORK  
ALL OTHER MODES

2016



#### For more:

You can find more information about the American Community Survey, including the survey questionnaire with the question about how people travel to work, here:

<https://www.census.gov/programs-surveys/acs/>



### 3.1 PUBLIC SAFETY

#### Goal

Improve and maintain public safety in all parts of the City, including crime prevention and pedestrian mobility.

#### Keys

Key 1

Improve Albany's Image & Quality Of Life

#### Metric Category



#### Metric

*Crime incidents*: number of incidents per police precinct  
*Crime prevention*: number of people served by outreach efforts in each neighborhood

#### Target

Decrease crime incidents per police precinct by 20-40% and increase the number of people served by outreach efforts.

#### Data needed

- Quarterly updates on crime rates based on incident reports
- Percentage of attendance at community outreach programs



# Tonight's Hearing

- Accept Public Comments
- Consider staff direction on public comments (Attachment 1)
- Consider staff direction on Commission comments (Attachment 2)
- Consider implementation matrices and metrics (Attachments 3 and 4)
- Continue to January 12



**Thank You!**  
All documents are on-line at  
[www.sanrafael2040.org](http://www.sanrafael2040.org)



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