

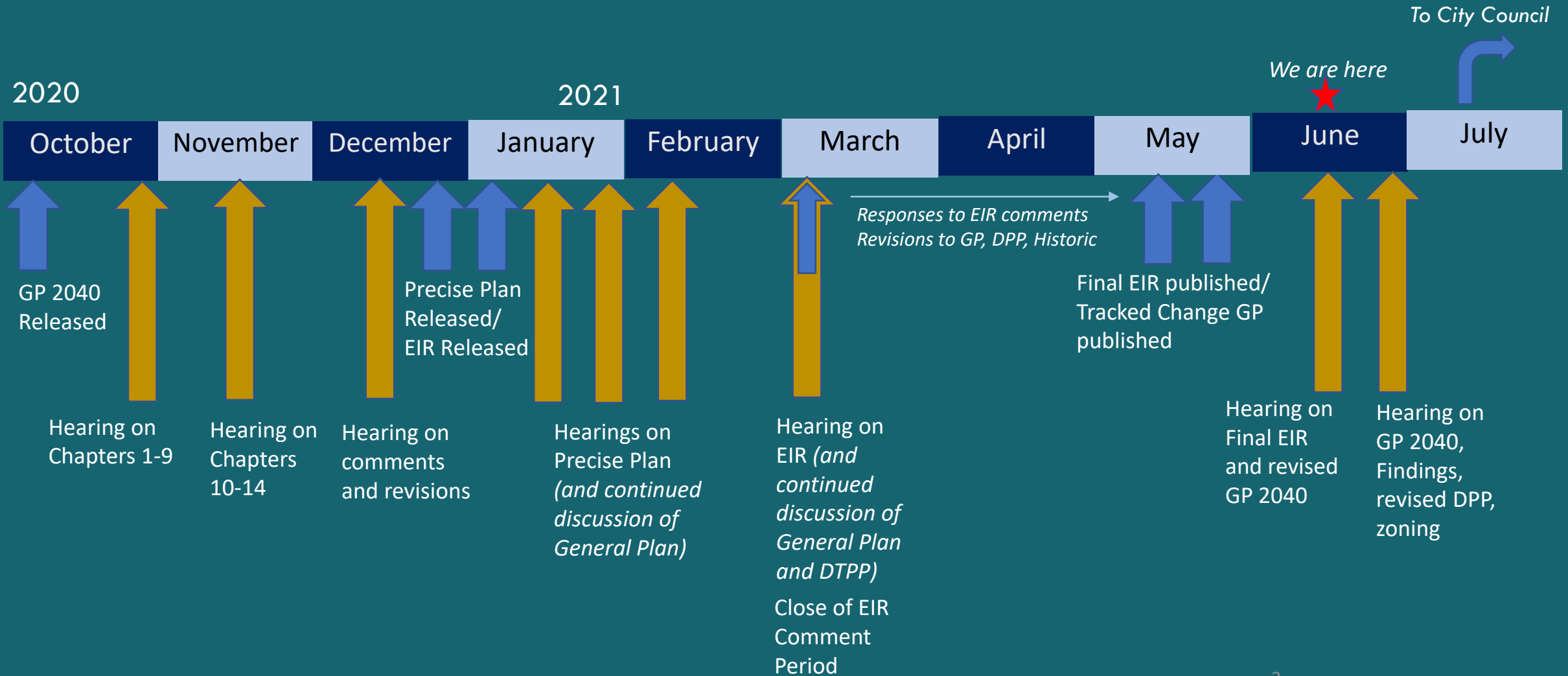


# San Rafael General Plan 2040

San Rafael Planning Commission Public Hearing: June 15, 2021



# Planning Commission Process



# Planning Commission Actions

## Recommend Approval of Final EIR

*Commission affirms the adequacy of the CEQA document, including the responses to comments, and recommends its adoption by the City Council*

*(RESO 2021-02)*

## Recommend Approval of CEQA Findings and Statement of Overriding Considerations

*Commission recommends findings regarding the benefits of the project and its significant, unavoidable impacts*

*(RESO 2021-03)*

## Recommend Approval of General Plan 2040

*Commission finds General Plan 2040 to be in the public interest and recommends its adoption by the City Council*

*(RESO 2021-04)*

## Recommend Approval of Downtown Precise Plan

*Commission finds the Downtown Precise Plan to be in the public interest and recommends its adoption by the City Council*

*(RESO 2021-05)*

## Recommend Zoning Amendments

*Commission recommends Council adoption of Ordinances:*

- a) Eliminating certain Downtown zoning provisions*
  - b) Adoption of Form Based Code*
  - c) Misc. Code changes*
- (RESO 2021-06)*

TONIGHT

JUNE 29





# City of San Rafael General Plan 2040 and Downtown Precise Plan Draft EIR

June 15, 2021

# CEQA Overview

- The California Environmental Quality Act (CEQA) is the State's primary environmental protection law.
  - An informational document:
    - Discloses the potential environmental impacts of projects that have a *physical effect* on the environment;
    - Identifies mitigation measures;
    - Describes feasible alternatives to the proposed project.
  - CEQA does not dictate project approval or denial.
-

# Program-Level EIR

- Program-level environmental review documents are appropriate when a project consists of a series of actions related to the issuance of rules, regulations, and other planning criteria (CEQA Guidelines Section 15168).
  - Does not evaluate impacts of future construction-level projects that are consistent with the General Plan
  - Does allow the subsequent project-level environmental review for future development to tier off the Program EIR
  - Streamlines future environmental review procedures
-

# Addressing Environmental Impacts

- Where significant environmental impacts are identified, CEQA requires the impact be:
    - avoided
    - minimized
    - rectified
    - reduced or eliminated
    - compensated
  - CEQA permits the General Plan to incorporate mitigation measures as goals, policies, and actions that are designed to protect, preserve and enhance environmental resources
-

# Environmental Topics Evaluated in the EIR

- Aesthetics
- Agriculture & Forestry Resources
- **Air Quality**
- Biological Resources
- **Cultural & Tribal Cultural Resources**
- Energy
- Geology & Soils
- **Greenhouse Gas Emissions**
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Parks & Recreation
- **Transportation**
- Utilities & Service Systems
- Wildfire

**Bold** = topic includes Significant and Unavoidable findings

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# Statement of Overriding Considerations

- The City may approve the project with the known significant and unavoidable impacts by issuing a “Statement of Overriding Considerations” that identifies how the benefits of the project outweigh the potential adverse environmental effects.
  - The “Statement of Overriding Considerations” must be included in the record of project approval.
-

# Air Quality

**Impact AIR-2.2:** Operational activities associated with potential future development could cumulatively contribute to the non-attainment designations of the San Francisco Bay Area Air Basin.

**Impact AIR-3.2:** Operational activities associated with potential future development could expose sensitive receptors to substantial toxic air contaminant concentrations from non-permitted sources

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# Cultural and Tribal Cultural Resources

**Impact CULT-1:** Future development in San Rafael on sites that contain a historic resource may cause the demolition, destruction, or alteration of a historic resource such that the significance of the resource is "materially impaired." Such adverse changes or potential adverse changes in the significance of a CEQA-defined historic resource would constitute a significant impact.

Impact CULT-5: Implementation of the proposed project would cause impacts that are cumulatively considerable when viewed in connection with the effects of past, present, and reasonably foreseeable projects.

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# Greenhouse Gas Emissions

**Impact GHG-1:** Implementation of the proposed project may not meet the long-term GHG reduction goal under Executive Order S-03-05.

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# Transportation

**Impact TRAN-1a:** Implementation of the proposed project would result in a significant land use VMT impact for total VMT and work VMT due to forecast land use growth through 2040, based on a comparison of the VMT rate increment for total VMT per service population and work VMT per employee to the corresponding average baseline rates for the full nine-county Bay Area.

**Impact TRAN-1b:** Implementation of the propose project would result in a significant road network VMT impact due to the planned capacity of the roadway system.

**Impact TRAN-6:** Implementation of the proposed project could cumulatively contribute to regional VMT.

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# Resolution 2021-02 finds that:

- The EIR has been prepared in accordance with CEQA
  - The EIR follows appropriate format, content, technical analysis, and consideration of alternatives, and followed all noticing requirements
  - The EIR information is current and correct
  - No new information has been added that would result in new impacts or increased severity of impacts
  - The Commission has considered public comments
  - Mitigation measures have been included to lessen, eliminate, or avoid impacts
  - FEIR is an informational document and will be reviewed when future actions are taken
  - Findings will be made to support Statement of Overriding Considerations
-

# Response to Sustainable San Rafael (SSR) Comment

- SSR requested an additional finding that despite significant, unavoidable greenhouse gas impacts, the City will vigorously implement programs to reduce GHG emissions
- Staff will add this finding to Resolution 2012-03 on the Statement of Overriding Considerations
- We also propose the following additional “Whereas” clause to the top of page 3 of the Resolution:

“WHEREAS, the City is committed to vigorous implementation of all programs it considers necessary to lessen impacts found to be significant and unavoidable, including implementation of its Climate Change Action Plan to reduce greenhouse gas emissions in order to achieve or exceed State climate goals”

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# Overview of Revisions to General Plan 2040

# Changes to General Plan 2040 Reflect:

- Letters and emails received since September 2020
- Oral testimony at Planning Commission hearings
- Comments and feedback from Commissioners at Public Hearings
- Conforming changes related to Downtown Precise Plan edits
- Changes in response to Draft EIR comment letters
- Integration of EIR Mitigation Measures
- Staff edits, corrections, and clarifications

# Comments on General Plan 2040

- Zoom/ YouTube Live Testimony on Oct 27, Nov 12, and Dec 15
- Initial Letters / emails
  - *Tree Preservation*
  - *Shirley Fischer*
  - *San Rafael Heritage*
  - *Responsible Growth in Marin (RGM) (on land use and neighborhoods)*
  - *RGM (on transportation)*
  - *Hillside Neighbors*
  - *Marin Audubon*
  - *Terra Linda Homeowners*
  - *Sierra Club*
  - *Marin Conservation League*
- Subsequent letters/ emails
  - *Canalways owners*
  - *RGM on Economic Vitality Element*
  - *San Rafael Heritage (on Resources Survey)*
  - *Hillside Neighbors*
  - *West End Neighborhood Association*
  - *Merlone Geier*
- EIR Comments Relating to GP
  - *CDFW*
  - *Caltrans*
  - *TAM*
  - *GGBHTD*
  - *Sustainable San Rafael*
  - *Marin Audubon*
  - *Rock Quarry*



# Prior Planning Commission Review

- Informational report and discussion on Sept 15, 2020
- Chapter-by-chapter review and discussion (Chaps 1-9) on 10/27/20
- Chapter-by-chapter review and discussion (Chaps 10-14) on 11/12
- Review of responses to comments and resolution of issues on 12/15
- Continued discussion at Jan, Feb, Mar hearings
- Commission comments were annotated and responses were prepared

# Response to Comments Documents

**Letter from San Rafael Heritage – December 12, 2020**

**Page 5-1**  
Paragraph 1: "...positively reinforcing its visual character and relationship to its natural setting, history and cultural context."  
Paragraph 2: "...its natural setting as well as its historical and cultural roots."

**Page 5-2**  
Paragraph 2, last sentence "...and Preservation Element as a foundation but should recognize that other factors **must** might be considered to reflect the context of each location."

**Page 5-3**, Paragraph 1:  
"The image of the city combination of natural railroad and infrastructure Third Street, Fourth, Downtown, Freitas P, North San Pedro Road"

**Page 5-4**, Paragraph 1:  
Include the Civic Cent SMART station and D as gateways and perit as gateways as they access our city other

**Page 5-5**, Paragraph 1:  
"The waterfront con San Rafael Creek watershed as define Operational Landscapes Canal, beaches, marshes."

...such as historic Ch

**Page 5-5**, Paragraph 1:  
Affected areas: Add s areas along the forts

**Page 5-8**, Paragraph 1:

| Comment   | Response   |
|---|--|
| Both edits will be made.  |  |
| "must" changed to "may"   |  |
| Is the Spanish language survey referenced in the Neighborhoods Element? Can we highlight the need to improve the Canal area?  | The survey is discussed in detail in the Equity, Diversity and Inclusion Element. A cross-reference will be added to the Neighborhoods Element "Canal" discussion on Page 4-41 to 4-46. Yes. This will be acknowledged.                    |
| In the Downtown section of the Neighborhoods Element, can we reference the success of recent street closures for outdoor dining and encourage sustaining this in the future?  | Disclosure of the location of these resources is limited to protect them from vandalism (we will edit text to explain this). Consultation with tribal representatives has taken place during the General Plan.                             |
| <b>Chapter 5: Community Design and Preservation Element</b><br>Only one tribal resource is noted on the Historic Resources Map. Are there more? Can we consult with tribal representatives as part of this process?   | Comment noted. See responses to public comment in Attachment 2.  |
| <b>Chapter 6: Conservation and Climate Change Element</b><br>Take another look at the suggested language for trees, per the letters received. Some of the language is pushing toward a stronger tree protection ordinance (not just tree replacement), which is appropriate. (In response to public comment) I agree with public that we should also limit removal of redwoods over 12" | Comment noted. See response to public comment in Attachment 2.<br>We will cite the County of Marin's goals in this chapter as well.  |
| Reference Countywide greenhouse gas (GHG) reduction goals as well as those in Project Drawdown (in response to public comment) We should be careful about being overly prescriptive in our wetland policies. Given the focus of this Plan on sea level rise adaptation, we should not box ourselves in with policies and standards that prevent innovative solutions and approaches.    | Comment noted. This will likely be addressed at length during sea level rise adaptation planning. Future General Plan Amendments are possible.   |
| Does the Plan address recent State mandates regarding electric vehicle targets for 2035? How are the infrastructure requirements addressed?   | This is covered in the Mobility Element. We will update the text to note recent state targets for 2035. We will also acknowledge the potential impacts of expanded electric vehicle use on the need for electric power and infrastructure. |



|       |     |              |  |   |
|-------|-----|--------------|--|---|
| 10-13 | 282 | RGM-11-12    | <b>ME, p. 10-13:</b> Last sentence in blue section should also mention handicap accessibility.   | Access for persons with disabilities will be added to the description of Complete Streets in this sentence.   |
| 10-14 | 255 | RGM-11-12    | <b>Program M-2.3A:</b> Ultimately, cost benefit analysis will be a qualitative discussion since benefits are hard to quantify.   | Comment noted. This was a major area of discussion by the GP 2040 Steering Committee—the major take-away was that there should be public discussion on this issue as capital projects were being prioritized.   |
| 10-20 | 259 | RGM-11-12    | <b>Policy M-2.5, Clause (d):</b> change "may" to "shall"   | "May" is the more appropriate term in this instance since there may be Downtown projects (bike lanes, plazas, street closures, etc.) that are not subject to this requirement.  |
| 10-21 | 260 | RGM-11-12    | <b>P 10-21, paragraph 3.</b> Change the "should" to "shall" in both instances. (preparing TIS guidelines and including metrics for evaluating roads below accepted LOS)  | Both of these changes are acceptable and will be included.  |
| 10-21 | 274 | RGM-11-12    | <b>Program M-2.5A:</b> Edit to note how projects that cause negative impacts will be identified in the City's Traffic Impact Study Guidelines.   | The guidelines will likely be finished before the General Plan is adopted, so this program will be rewritten to call for periodic updates. The RGM comments will be considered in the revision.   |
| 10-22 | 261 | RGM-11-12    | <b>Program M-2.5C:</b> change "may" to "shall" (The City Traffic Engineer <i>may</i> develop recommendations to improve operations, etc.)  | "May" is the more appropriate term since this is a discretionary action that depends on the outcome of the analysis   |
| 10-22 | 265 | RGM-11-12    | <b>ME, p. 10-22:</b> "Cost estimates for these improvements are contained in a separate report that provides the foundation for the City's traffic impact fee program." We would appreciate a copy of the report.  | This report is currently being prepared and will be available in early 2021   |
| 10-23 | 262 | RGM-11-12    | <b>Table 10-1:</b> Suggest adding alternate approaches for North San Rafael improvements in the event the PDA is not funded.   | Citing these measures as dependent on the PDA designation is important to demonstrate the need for funding to ABAG/MTC and TAM. The North San Rafael and SE/Canal Area Plans are among the General Plan's highest priorities.                               |
| 10-23 | 275 | RGM-11-12    | <b>ME, p. 10-23, Table 10-1, 2E:</b> "... while maintaining high quality transit route along 4 <sup>th</sup> Street..." Why not consider a pedestrian zone along 4 <sup>th</sup> Street?   | This is addressed in detail by the Precise Plan. Continued temporary closures (for street dining, etc.) and other pilot pedestrian projects may be considered, but 4 <sup>th</sup> remains the primary transit spine of Downtown.                           |
| 10-25 | 233 | DeWitt 11-12 | Mobility Element p 10-25, please add 2 programs, the first requiring all Fire/EMS services to meet NFPA 1710 response time criteria and the second requiring conformance with CA Fire Code turning radius for emergency vehicles. See earlier letter re: West End. | See proposed edit to Program CSI-3.2B below. Staff will consult with Fire Dept for further edits. References to mandatory State and National Codes do not need to be restated in the Plan. The focus is on "ensuring adequate emergency access", as stated. |
| 10-25 | 234 | DeWitt 11-12 | ...  | ...   |

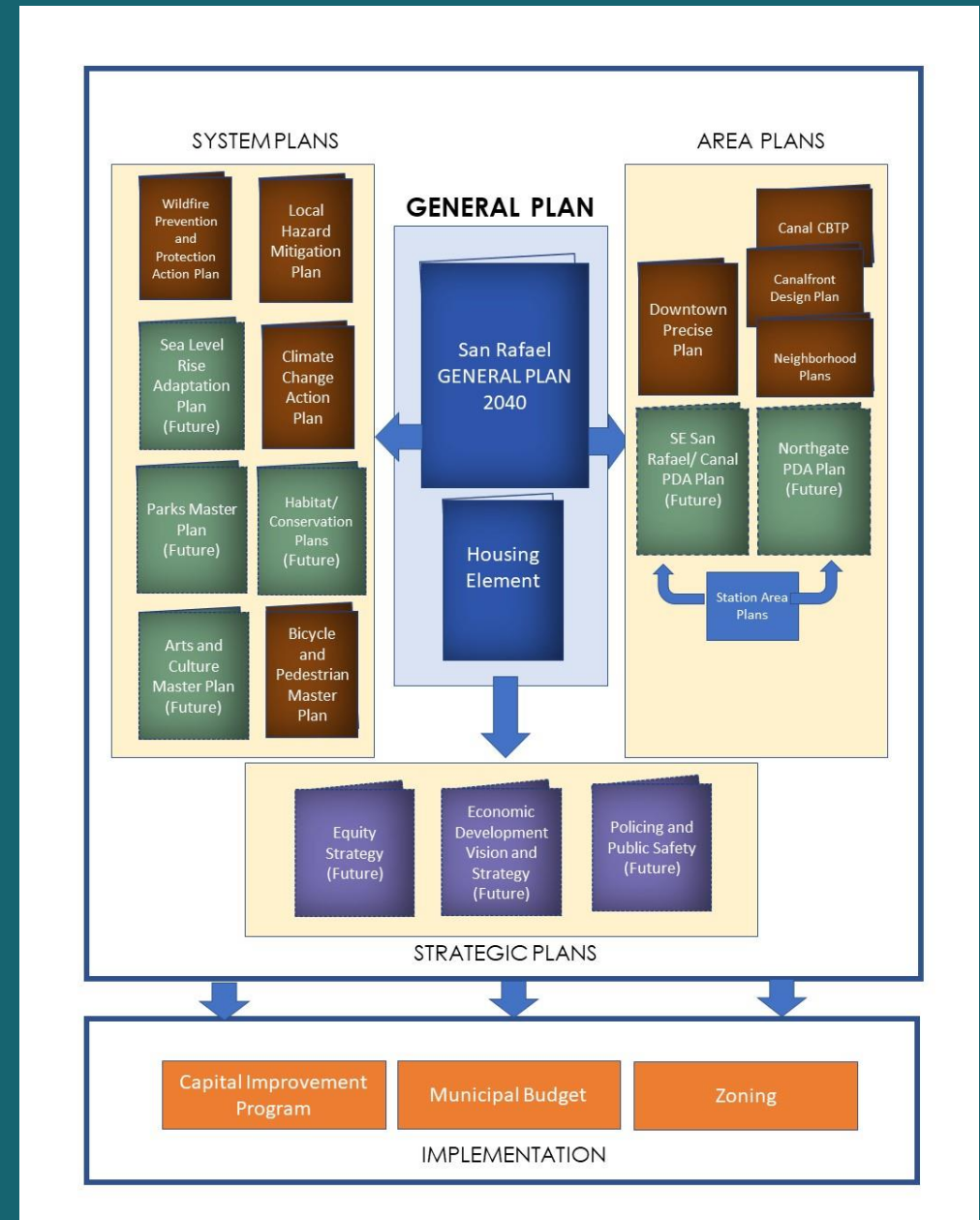
# Front Section Major Edits

- Land Acknowledgment Statement
- Family of Plans Diagram
- Call to Action: Equitable Economic Development Strategy
- “Connecting the dots” from the Framework to the Plan Elements

NEWLY ADDED GRAPHIC

| PLAN ELEMENT  | FORCES DRIVING CHANGE |                              |                    |                      |                  |                           |                |                     |                    |  |  |
|---|-----------------------|------------------------------|--------------------|----------------------|------------------|---------------------------|----------------|---------------------|--------------------|--|--|
|   | Demographic Change    | Income Inequality and Equity | High Housing Costs | Reinventing Suburbia | Economic Changes | Transportation Innovation | Climate Change | Emerging Technology | Fiscal Constraints |  |  |
| <a href="#">3 Land Use</a>                            |                       |                              |                    |                      |                  |                           |                |                     |                    |  |  |
| <a href="#">4 Neighborhoods</a>                       |                       |                              |                    |                      |                  |                           |                |                     |                    |  |  |
| <a href="#">5 Community Design</a>                    |                       |                              |                    |                      |                  |                           |                |                     |                    |  |  |
| <a href="#">6 Conservation and Climate</a>            |                       |                              |                    |                      |                  |                           |                |                     |                    |  |  |
| <a href="#">7 Parks, Rec, and Open Space</a>          |                       |                              |                    |                      |                  |                           |                |                     |                    |  |  |
| <a href="#">8 Safety and Resilience</a>               |                       |                              |                    |                      |                  |                           |                |                     |                    |  |  |
| <a href="#">9 Noise</a>                               |                       |                              |                    |                      |                  |                           |                |                     |                    |  |  |
| <a href="#">10 Mobility</a>                           |                       |                              |                    |                      |                  |                           |                |                     |                    |  |  |
| <a href="#">11 Community Services/ Infrastructure</a> |                       |                              |                    |                      |                  |                           |                |                     |                    |  |  |
| <a href="#">12 Arts and Culture</a>                   |                       |                              |                    |                      |                  |                           |                |                     |                    |  |  |
| <a href="#">13 Economic Vitality</a>                  |                       |                              |                    |                      |                  |                           |                |                     |                    |  |  |
| <a href="#">14 Equity, Diversity, Inclusion</a>       |                       |                              |                    |                      |                  |                           |                |                     |                    |  |  |
| <a href="#">15 Housing</a>                            |                       |                              |                    |                      |                  |                           |                |                     |                    |  |  |

■ Primary driver of Chapter Content  
■ Secondary driver of Chapter Content



## Land Use Element Edits

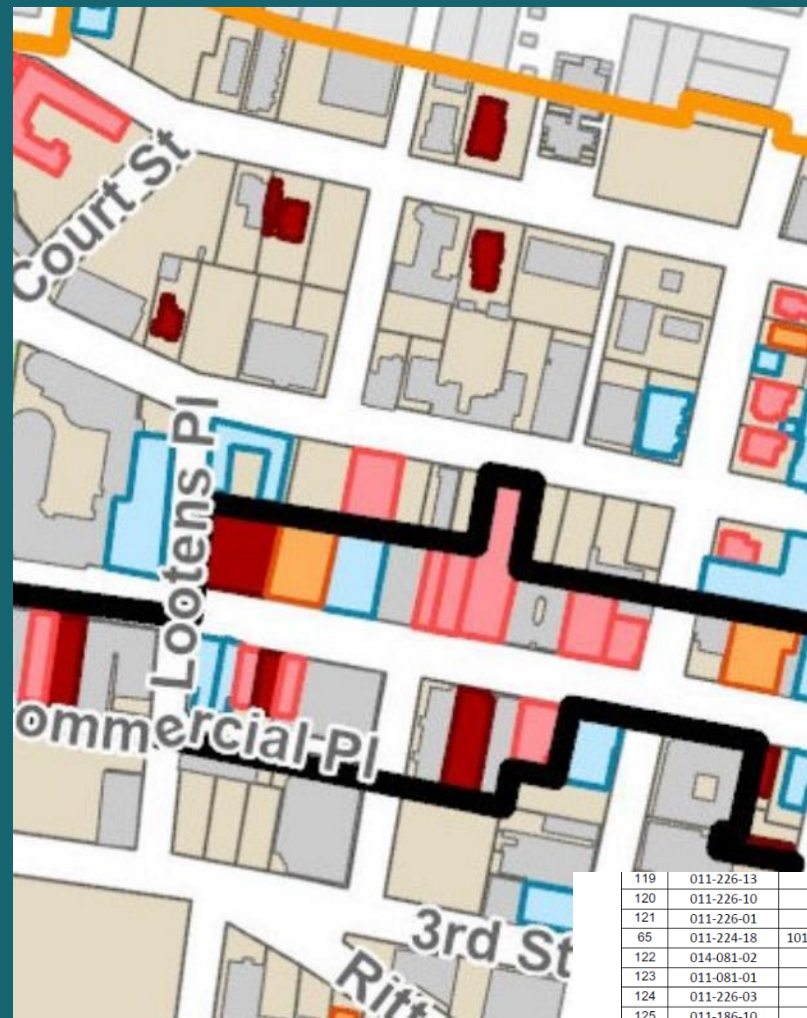
- Repurposing of vacant office/commercial space with housing
- Tension between growth and development
- Value of open space for wildlife/ habitat
- Clarification of local vs state density bonus

## Neighborhoods Element Edits

- West End supplemental text
- Terra Linda supplemental text
- Canalways edits
- Northgate edits
- Quarry editorial changes

# Community Design and Preservation Edits

- Edits to maps
- Stronger tree preservation language
- New historic preservation programs
- EIR mitigation measures on archaeological and paleontological resources
- Extensive revisions to Downtown Historic Resources Survey and Summary Report



|     |            |                               |                             |             |    |
|-----|------------|-------------------------------|-----------------------------|-------------|----|
| 119 | 011-226-13 | 1116 Lincoln Av               | Residence                   | *           | D  |
| 120 | 011-226-10 | 1118 Lincoln Av               | Residence                   | *           | C  |
| 121 | 011-226-01 | 1120 Lincoln Av               | Residence                   | *           | B  |
| 65  | 011-224-18 | 1010 Lootens/882-84 Fourth St | Masonic Bldg                | N           | #A |
| 122 | 014-081-02 | 633 Mission Av                |                             | *           | D  |
| 123 | 011-081-01 | 637 Mission Av                |                             | *           | B  |
| 124 | 011-226-03 | 705 Mission Av                |                             | Good        | A  |
| 125 | 011-186-10 | 710 Mission Av                |                             | *           | A  |
| 126 | 011-223-02 | 823-25 Mission Av             |                             | Exceptional | A  |
| 127 | 011-184-10 | 828 Mission Av                | residence                   | Exceptional | A  |
| 128 | 011-221-03 | 907 Mission Av                | residence                   | Excellent   | A- |
| 129 | 011-174-11 | 1012 Mission Av               | residence                   | *           | D  |
| 130 | 011-213-04 | 1135 Mission Av               | De Courtiex House           | Good        | #A |
| 131 | 011-186-11 | 1145 Mission Av               | residence                   | *           | D  |
| 132 | 011-272-04 | 16 Ritter St                  |                             | *           | #C |
| 444 | 014-011-15 | 3 Stevens Pl                  | residence                   | *           | C  |
| 145 | 011-275-04 | 927 Tamalpais Av              | Barrel House                | Good        | B  |
| 146 |            |                               | NWP Rail Depot/ Whistlestop | Good        | #C |
|     | 011-277-01 | 930 Tamalpais Av              |                             |             | #C |
| 1   | 013-012-05 | 720-728 A Street              | NW Pacific Rail (relocated) | Good        | A  |
|     | 013-011-09 | 739 A Street                  | Scout Hdqtrs                | *           | C  |
| 2   | 013-012-20 | 740 A Street                  | Drummers Tradition          | *           | #D |
| 3   | 011-264-07 | 808 A Street                  | residence                   | *           | B  |
| 4   | 011-264-08 | 812 A Street                  | residence                   | *           | D  |
| 5   | 011-262-06 | 813 A Street                  | Foam Store                  | *           | #C |
|     | 011-215-05 | 1007-1011 A Street            |                             | Good        | B  |



## Conservation/Climate Change Element Edits

- Revisions to wetlands policies in response to public comment
- CEQA mitigation measures
  - Wildlife surveys
  - Bird safe design
  - Nesting birds
  - Sensitive receptors and air quality
- Stronger GHG reduction measures
  - Electrification of building systems
  - Updates of CCAP

## Safety and Noise Element Edits

- Clarifications to Geotechnical requirements and hazards
- Clarifications to Noise standards and contour diagrams
- CEQA mitigation measures for development on formerly contaminated sites
- CEQA mitigation measures to reduce construction noise and vibration

## Mobility Element Edits

- Data added in response to public comment
- Added discussion of regional CMP (TAM comment)
- Updated text on Transportation Analysis guidelines
- CEQA mitigation measure to update Trip Reduction Ordinance
- Strengthened language on zero emission vehicles, EV charging

## Community Services and Infrastructure Element Edits

- Child Care language strengthened
- Fire protection standards recognized
- Text added on drought state of emergency
- Community composting program language strengthened

## Economic Vitality Element Edits

- Purpose of Element reiterated and limitations acknowledged
- Additional data added in response to public comment
- Urgency of economic development strategy acknowledged to align City's fiscal stability, equity, and economic goals
- Text related to pandemic impacts updated and moderated

## Equity, Diversity, Inclusion Element Edits

- Additional text added emphasizing local diversity, racial and social justice movement
- LGBTQ community recognized
- Need for sanctioned space for public expression recognized
- Need for mental health services discussed
- Text addresses better connecting Canal area to rest of city

# Appendices

- A. Plan Implementation Matrix
- B. Housing Element Technical Report
- C. Transportation Data
- D. Flood Risk and Sea Level Rise Adaptation Study
- E. San Rafael Sea-level Rise Adaptation Technical Guidance Study
- F. Geotechnical Review Requirements
- G. Recreation Facilities to Retain Through Naylor Legislation
- H. Potential Open Space Sites for Public Acquisition
- I. Noise Contour Diagrams
- J. Glossary of Terms

# 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

# Downtown Precise Plan Revisions

- Clarification of how to calculate height on Sloped Sites
- Clarification of how to calculate density bonuses
- Relationship between Local (Plan) density bonus and State density bonus
- Fourth Street public space and improvements as pedestrian space
- Shadows and solar studies
- Updated historic buildings inventory
- Updated eligible historic districts designation
- Updated standards for historic properties and adjacent properties
- Minor map edits
- Use table revisions

*Municipal Code Amendments needed to rescind existing zones, adopt new FBC, and modify text for internal consistency*

# Tonight's Hearing

- Clarifying Questions
- Accept Public Comments on FEIR and GP 2040 Revisions
  - Including written correspondence
- Commission Discussion
- Action on Resolution 2021-02 (FEIR)
- Continue hearing to June 29





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