

ATTACHMENT 6

EDITS TO SAN RAFAEL GENERAL PLAN 2040 MADE AFTER JULY 19, 2021

Page 1-13 **Insert new second paragraph on Page 1-13 (Implementing and Amending the Plan):**

The General Plan focuses on policies and actions to be implemented by the City of San Rafael. However, its success relies on the collective actions of all San Rafael residents and businesses. Many General Plan policies--from water conservation to wildfire prevention-- depend on active, sustained participation by community members. The City will be a role model for the private sector, but ultimately each San Rafael household will need to do its part to achieve the Plan's goals. This is particularly true for those goals related to climate change, resource conservation, and hazard mitigation.

Page 5-24 **Edit Policy CDP-4.10 as follows:**

Policy CDP-4.10: Landscape Design

Encourage ~~and where appropriate require~~ privately owned and maintained landscaping that conserves water, contributes to neighborhood quality, complements building forms and materials, improves stormwater management and drainage, and enhances the streetscape. Natural elements such as plants should be an integral part of site development and should enhance the built environment while supporting water conservation goals.

Page 5-29 **Edit Policy CDP-5.1C as follows:**

Program CDP-5.1C: Certified Local Government (CLG) Designation. Contact the National Park Service State Office and State Historic Preservation Office (SHPO) to ~~evaluate the pros and cons of San Rafael becoming~~ review the necessary steps for San Rafael to become a designated CLG. The designation allows for streamlining, greater local control over preservation decisions, funding opportunities, and technical assistance.

Page 5-32 **Edit Program CDP-5.8C to delete references to specifically named advocacy groups:**

Program CDP-5.8C: Public Events and Social Media. Encourage local preservation advocacy organizations ~~such as the Marin History Museum and San Rafael Heritage~~ to produce events, publications, social media, and exhibits about the historic resources that exist in San Rafael.

Page 5-33 **Edit Program CDP-5.10A to delete references to specifically named advocacy groups:**

Program CDP-5.10A: Walking Tours, Trails, and Historic Festivals. Encourage walking tours, historic trails, mobile apps, and history fairs and programs that attract visitors. Partner with local preservation advocacy groups ~~the Marin Convention and Visitors Bureau, Marin History Museum, San Rafael Heritage,~~ and other organizations to promote events celebrating San Rafael history.

Page 6-31 *Edit Policy C-3.9 as follows:*

Policy C-3.9: Water-Efficient Landscaping

Encourage—and where appropriate require—the use of vegetation and water-efficient landscaping that is naturalized to the San Francisco Bay region and compatible with water conservation, fire prevention and climate resilience goals.

Page 8-22 *Delete last sentence in the text box on the Wildfire Action Plan, as it is inaccurate:*

~~An Advisory Committee has been created to oversee Plan implementation.~~

Page 13-5 *Edit Program EV-1.2B as follows:*

Program EV-1.23B: Equitable Economic Development Strategy (EEDS).

~~Collaboratively~~ develop an EEDS that identifies the economic sectors the City seeks to grow, the mechanisms for attracting these sectors to San Rafael, the areas of the city earmarked for growth, and target estimates for wage levels and business volumes. The Strategy should engage residents, businesses, thought leaders, and community groups and be designed to address locally identified needs, challenges, and priorities. Potential partners for preparing the EEDS should be identified so that the work fully leverages current research, local resources, and expertise.

Page 13-22 *Edit Policy EV-3.4 as follows:*

Policy EV-3.4: Water-Dependent Businesses

Ensure that commercial properties along San Rafael’s shoreline, including the San Rafael Creek/Canal, leverage their waterfront locations and include public amenities such as shoreline walkways. The City supports the continued use of these sites for water-dependent activities such as boat sales, boat repair, marinas, and water-oriented restaurants. Complementary uses such as housing and mixed use development also may be considered. Plans for Canalfront properties should also align with broader economic development and anti-displacement programs for the Canal community.

See the Mobility Element for policies on water transportation, including water taxis. See the Conservation and Climate Change Element for policies on boating and water quality. See also Policy CSI-4.11 on canal dredging and NH-3.4 on Canal Waterfront land uses.

Page 14-21 *Edit Policy EDI-4.6 as follows:*

Policy EDI-4.6: A Compassionate City

Support organizations and service providers that help those in need in San Rafael. Non-profit and public entities providing housing, transportation, health care, and other social services to lower income clients, unhoused residents, and older adults are valued community partners and should remain an essential part of San Rafael’s “safety net.”

Page 14-1 *Edit last two paragraphs on page as follows:*

The use of an “equity lens” in planning means that decisions about the allocation of future resources should consciously consider the historic advantages or disadvantages that have affected residents, the efforts being made to authentically include residents who

have been historically excluded from planning processes, and the extent to which our decisions place unfair burdens on future generations. In this context, “equity” is fundamentally different than “equality.” Equality means that each individual is given the same resources or opportunities. Equity recognizes that each person has different circumstances and allocates resources proportionally to achieve fairer and more equal outcomes.

“Opportunity for all” is a guiding principle of General Plan 2040—it is intended to inform and shape future planning, decision-making, and resource allocation. In particular, decisions about land use, transportation, housing, parks, and public services must consider their potential impacts on under-served individuals and groups, including how they may mitigate displacement and contribute to reducing inequity. City policies for housing and other services should be holistic and systems-based, with resources focused in ways that build wealth and stability and address the most critical community needs.

Page 14-7 *Under heading “Planning for a Diverse Community”, include the following new first paragraph:*

Planning for a Diverse Community

Diversity refers to the range of human differences in our community, including race, ethnicity, national origin, gender, gender identity, sexual orientation, age, income, physical ability, and mental health. It is also a reflection of one’s life experiences, from citizenship level to veteran status. Planning for a diverse community recognizes the continuum of life and changing circumstances over time. For instance, Census data may indicate that a fixed percentage of San Rafael’s residents have a physical disability. A much larger percentage of residents may experience a period in life when they are physically impaired, either temporarily or through the natural aging process. The City recognizes that diversity reflects a spectrum. It strives to use language that properly humanizes all people regardless of their circumstance and implement policies that are responsive to different human needs and conditions.

Appendix A *Page 2, add new sentence to end of paragraph on metrics as follows:*

When developing metrics, it is important to consider their context and intent so that they are meaningful and can inform policy choices in a constructive way.

EDITS TO DOWNTOWN PRECISE PLAN MADE AFTER JULY 19, 2021

Page 233, edit second column, last sentence as follows:

The Precise Plan is an opportunity to examine and attempt to resolve these issues in ways that benefit everyone.

Page 31, edit first column, first bulleted item as follows:

Challenge 6 Rising homelessness and **displacement** ~~concerns about safety~~

- The Bay Area is facing a housing crisis. Downtown, as the County-wide center for social services, has a large number of unsheltered residents ~~that has affected the image of Downtown for many, and discouraged visitors.~~ There is an urgent need for permanent supportive housing, as well as measures to avoid displacement of lower-income residents.

Page 39, edit first column, Guiding Policy 2F as follows:

2F. Continue existing efforts and explore new "best practice" strategies to address homelessness in a holistic manner. ~~Initiate~~ Support public education programs, short-term measures to assist those in need, and ~~to build support for evidence-based, long-term solutions,~~ including additional permanent supportive housing.

Page 50, edit second column, second to last sentence as follows:

Downtown is a regional hub for a variety of social services, and a suitable location to test housing solutions with support services for its unsheltered population, as part of a comprehensive County-led approach to address homelessness.

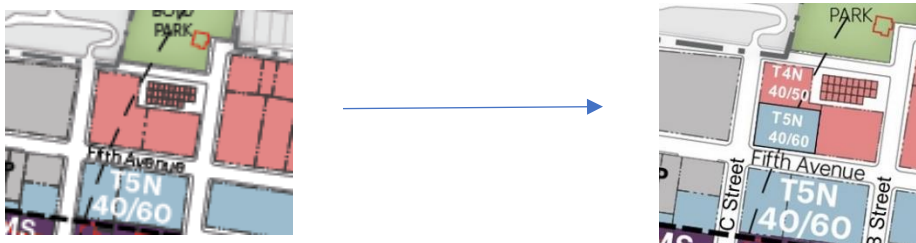
Page 51, edit first column, Guiding Policy 8G as follows:

8G ~~Develop strategies geared to comprehensively address~~ Work with the County of Marin and community partners to end homelessness, including additional extremely low income housing with ~~and~~ supportive services.

Page 51, edit second column, "Expected Outcomes" fifth bullet as follows:

- The City partners with the County and local organizations to proactively and compassionately address ~~takes initiative in addressing~~ homelessness in Downtown, and continues to coordinate ~~offer~~ supportive and social services.

Page 62-63, Page 65, and Page 248-249, edit regulating plan and height map as follows:



Page 189, first column, edit first paragraph as follows:

Since the Precise Plan uses height and form-based standards ~~and not Floor Area Ratio (FAR)~~ as a metric to measure intensity of development rather than density, projects seeking to apply a density bonus under ~~the~~ state density bonus law must calculate the number of units in a “base project” (based on the allowable zoning envelope) and then apply the percentage bonus can utilize the resultant FAR of the base zoning envelope defined in the Downtown Plan and Form-Based Code to calculate the additional number of units (and floor area) to be accommodated ~~in the bonus envelope prescribed by the Downtown Code~~. The City has developed administrative procedures (i.e not formally adopted) explaining how these calculations are made.

Page 223, edit as follows:

3A. ~~Ending limiting homelessness.~~ ~~Address issues associated with homelessness in Downtown to increase its attractiveness and perception of safety for many residents and visitors. Humanely and compassionately enforce loitering and vagrancy regulations, and Work with the County of Marin Health and Human Services, local service providers, housing advocates, businesses, and other stakeholder groups to~~ develop mutually beneficial solutions that increase shelter, transitional and permanent housing, and supportive services ~~for to assist~~ unsheltered residents. Develop specific programmatic measures through the 2023-2031 San Rafael Housing Element. The City of San Rafael is committed to the goal of ending homelessness and promoting access to programs and housing resources for those in need.

3B. ~~Develop a long-term Homelessness Prevention Plan and Strategies.~~ ~~Work with State and local housing advocates, social service providers, unsheltered residents, the Chamber of Commerce, and local businesses to develop a long-term plan to remove homelessness from Downtown and the City, aligned to best practice strategies such as Housing First and Built for Zero.~~