

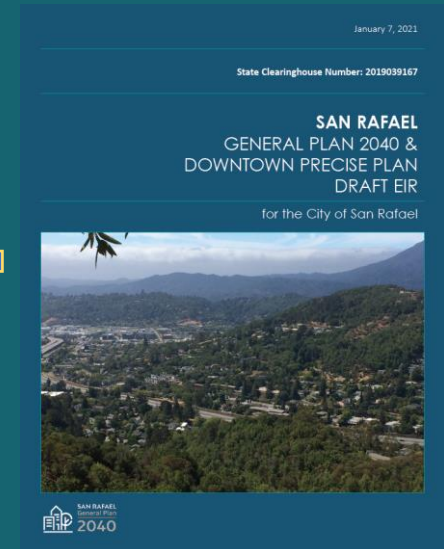
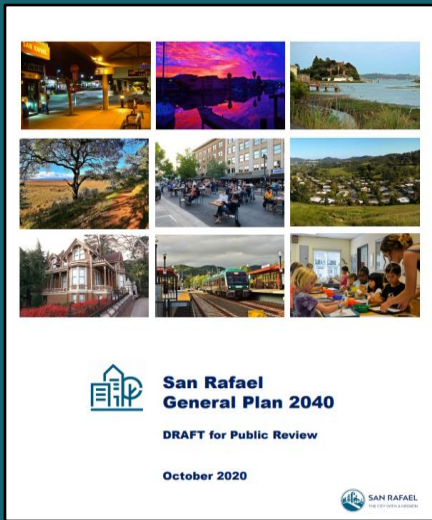


San Rafael General Plan 2040

San Rafael City Council Public Hearing: July 19, 2021



Project Components



Requested Council Actions

Adoption of Final EIR

Council affirms the adequacy of the CEQA document, including the responses to comments

(RESOLUTION)

JULY 19

Adoption of CEQA Findings and Statement of Overriding Considerations

Council finds the project's benefits outweigh its potentially significant, unavoidable impacts

(RESOLUTION)

Adoption of General Plan 2040

Council finds General Plan 2040 to be in the public interest and adopts the Plan

(RESOLUTION)

AUGUST 2

Adoption of Downtown Precise Plan

Council finds Downtown Precise Plan to be in the public interest and adopts the Plan

(RESOLUTION)

Adoption of Zoning Amendments

Commission adopts

a) Amendments to Municipal Code rescinding Downtown zoning provisions and adding DMU zone

b) Other misc. Code changes

c) Downtown Form Based Code

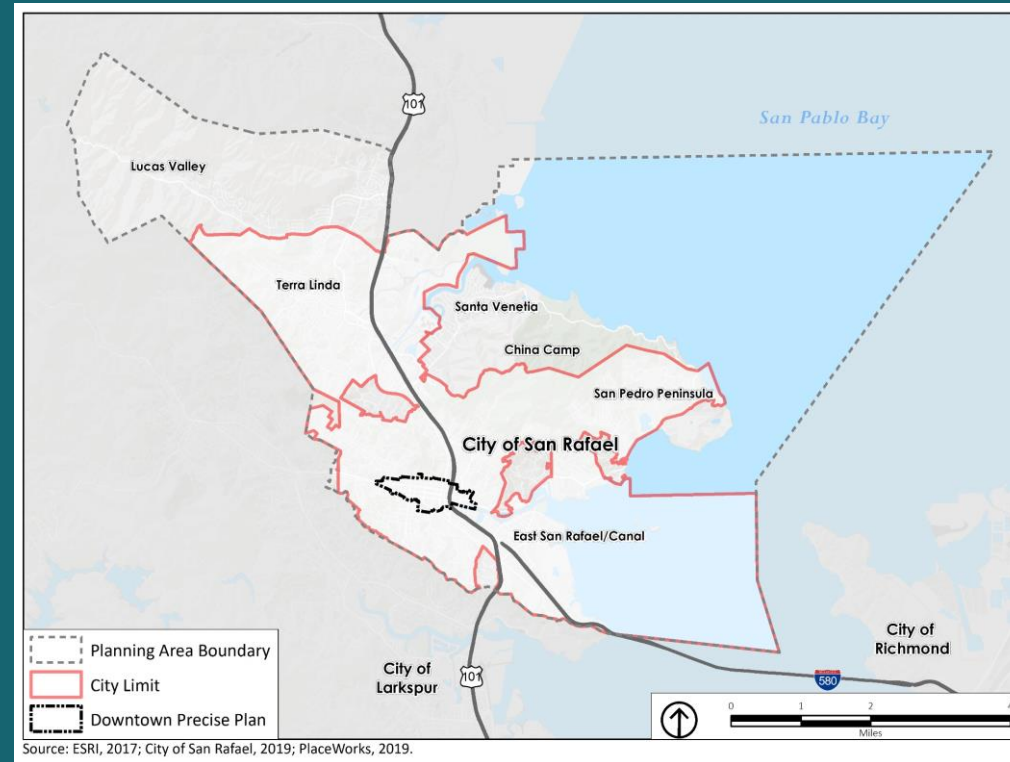
(ORDINANCES)



General Plan 2040

Project Context

- GP 2040 initiated in Fall 2017
 - Keep the Plan relevant
 - Move time horizon forward to 2040
 - Incorporate current data/ forecasts
 - Address emerging issues
 - Comply with new State laws
 - Incorporate recent plans/programs
 - Engage the community
- Scoped as an Update, not starting from scratch
- Grant for Downtown Plan received in Summer 2018
- Technical Consultants retained in Jan 2019

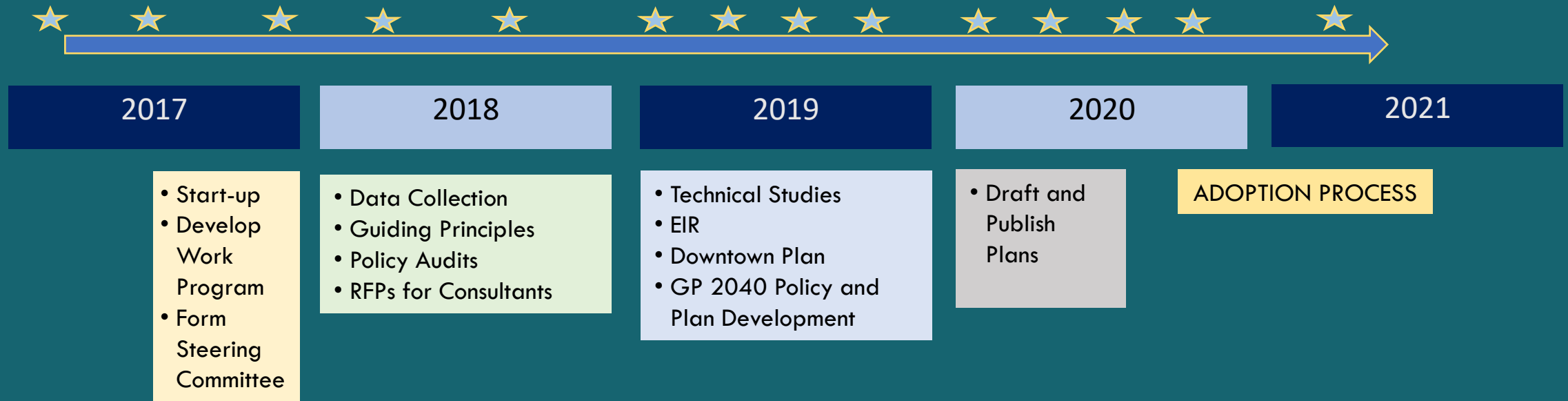


Community Engagement

- Steering Committee (25 meetings)
- Community workshops
- Outreach to civic groups/ neighborhoods
- Youth engagement
- Downtown charrette
- Pop-up workshops
- Spanish language outreach
- Project website
- On-line engagement (Neighborland)
- Public hearings

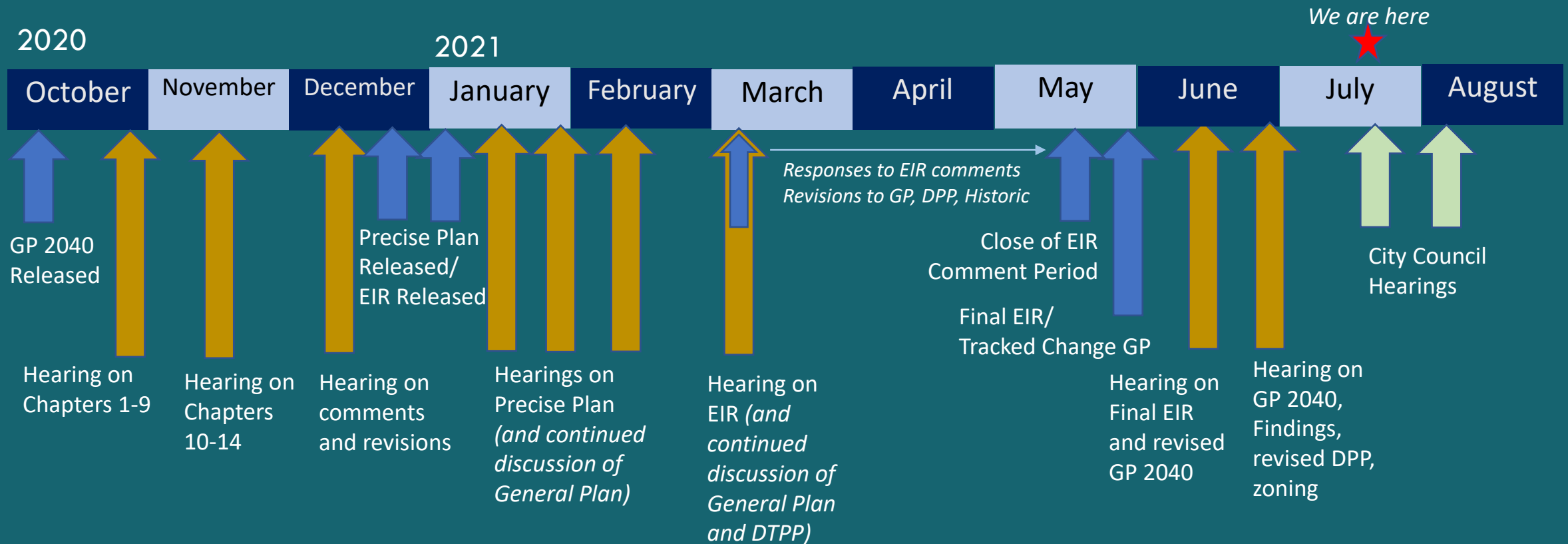


Project Timeline



★ City Council General Plan discussion item (14)

Adoption Process



General Plan 2040

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

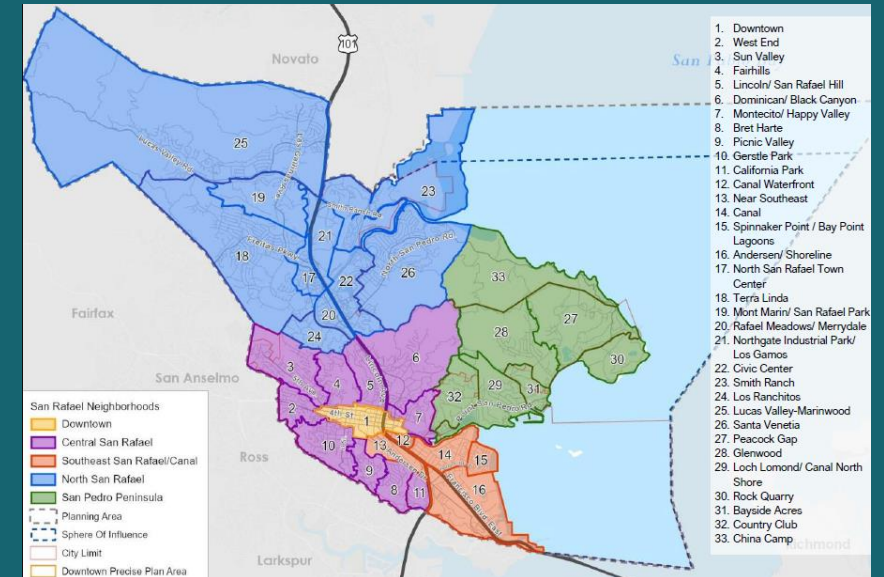
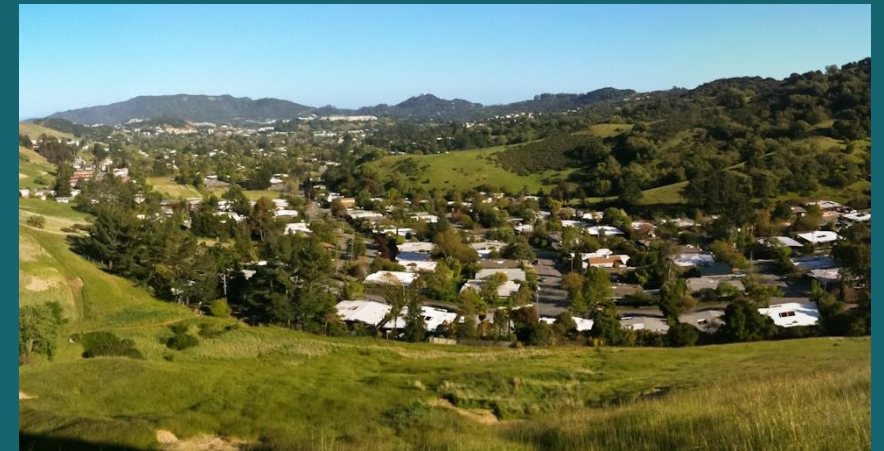
Opportunity for All

- 13. Economic Vitality
- ★ 14. Equity, Diversity, Inclusion
- ★ 15. Housing

★ *Mandatory element*

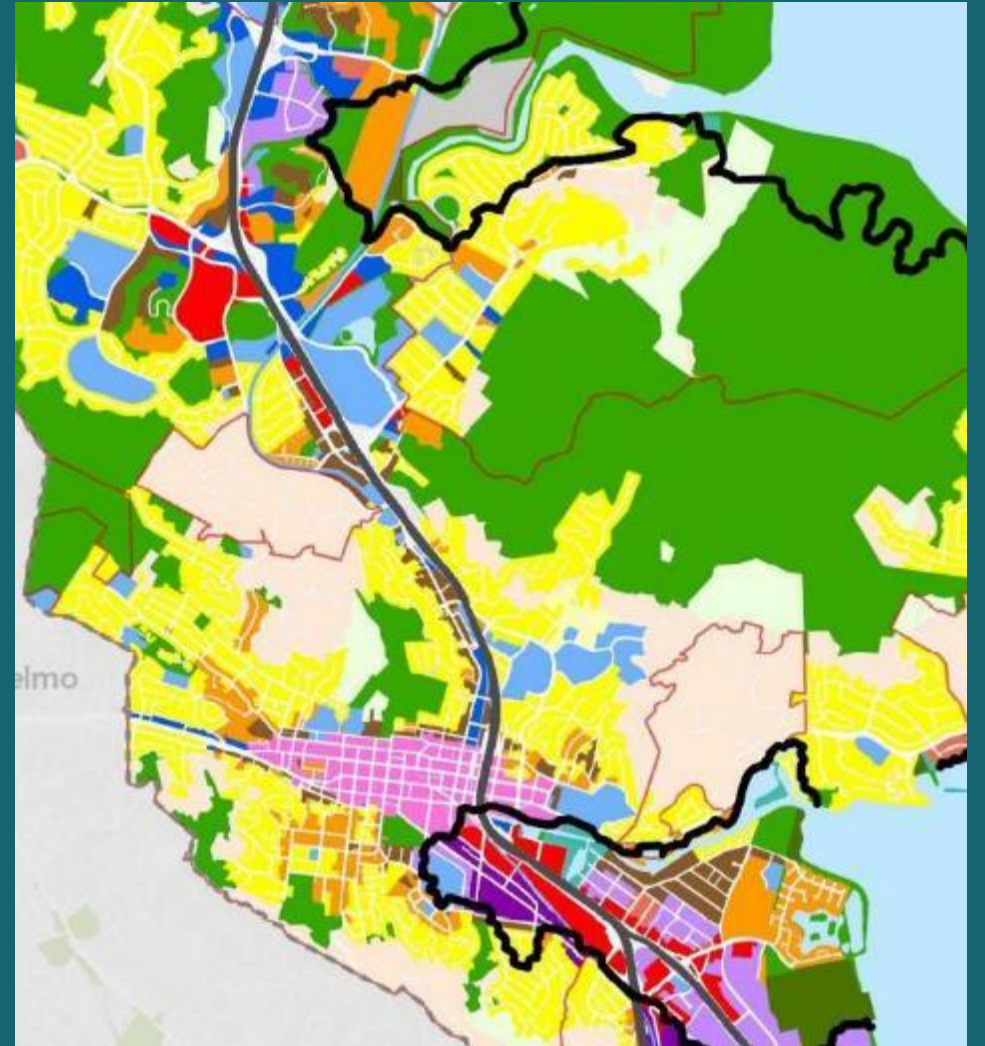
What's New

- Framework Element
- Consolidation of several elements
- Restructured Neighborhoods Element
- Expanded climate change and resilience focus
- Integrated recent plans (CCAP, LHMP, SAP, BPMP)
- Historic preservation policies
- Refocused Mobility Element on reducing VMT
- Equity Diversity and Inclusion Element (SB 1000)



Land Use Map

- No substantive changes outside Downtown
- No greenfield conversion to urban use
- Shift to net residential density
- Consolidation of Downtown categories
- Consolidation of Office categories
- Sea Level Rise Overlay
- Amendments to reflect current plans



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
LAND USE ELEMENT										
LU-1.1A	Evaluate General Plan at least once every 5 years	OG	CD, PC, CC	GP Impl Fee	√	√	√	√	√	√
LU-1.2A	Use Development Review to ensure adequacy of infrastructure.	OG	CD, DPW, other agencies	Staff Time, Fees	√					√
LU-1.3A	Quantify and Monitor the Benefits of Transit-Oriented Development	MT	CD, CM, DPW (transp), other	Staff Time, Grants, Partnerships		√			√	√
LU-1.3B	Ensure that zoning allows reasonable interim uses of property	OG	CD, ED	Staff Time		√	√	√		
LU-1.6A	Encourage LAFCO to adopt urban service and annexation policies consistent with the General Plan	OG	CD, CC, CM, other (County)	Staff Time	√		√		√	
LU-1.7A	Review applications for development adjacent to San Rafael	OG	CD, CC, CM, other (County)	Staff Time	√	√	√		√	√
LU-1.8A	Implement zoning consistent with General Plan densities	ST	CD	Staff Time	√		√		√	
LU-1.8B	Maintain minimum densities	OG	CD	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	CD, PC, CC	Staff Time				√	√	
LU-1.10A	Implement General Plan FAR limits in zoning	ST	CD, PC, CC	Staff Time	√		√		√	
LU-1.12A	Explore TDR to address sea level rise and fire hazards	MT	CD, DPW, ED, other	Staff Time, Grants		√	√		√	
LU-1.15A	Maintain Planned Development (PD) zoning	OG	CD	Staff Time	√	√			√	
LU-1.16A	Implement school site reuse through zoning and development review	OG	CD, PC, CC, other	Staff Time, private funds	√			√	√	
LU-2.1B	Revise subdivision ordinance for consistency with General Plan	ST	CD, DPW	GP Impl Fee	√	√				

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

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

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*
 - *Marin Audubon and MCL (Baylands Corridor)*
 - *West End Neighborhood Association*
 - *Merlone Geier*
- EIR Comments Relating to GP
 - *CDFW*
 - *Caltrans*
 - *TAM*
 - *GGBHTD*
 - *Sustainable San Rafael*
 - *Marin Audubon*
 - *Rock Quarry*

Redlined Draft

- 600+ comments (letters, emails, etc.)—each annotated
- Incorporation of EIR Mitigation measures and response to EIR comments
- Responses to public comments from written and oral testimony
- Responses to Planning Commission discussion
- Misc. staff clarifications and corrections

CONSERVATION AND CLIMATE CHANGE ELEMENT

species in the San Rafael Planning Area. CNDDB data should be supplemented with more specific local data wherever possible.

Program C-1.13B: Surveys. ~~Require that sites be surveyed for the presence or absence of special status species prior to development approval. Such surveys must occur prior to development-related vegetation removal.~~

Program C-1.13B: Mitigating Impacts on Special Status Species. Avoid and protect special status species and require that consultation with resource agencies be performed in conformance with federal and State regulations. Require that potential unavoidable impacts to special status species are minimized through design, construction, and project operations. If such measures cannot adequately mitigate impacts, require measures such as on-site set asides, off-site acquisitions (conservation easements, deed restrictions, etc.), and specific restoration efforts that benefit the listed species being impacted.

Program C-1.13C: Steelhead Habitat. Support efforts to restore, preserve or enhance Central California Coast Steelhead habitat in Miller Creek and other creeks.

Program C-1.13D: Bird Safe Design. Develop and adopt a Bird-Safe Design Ordinance to provide specific criteria and best management practices to be used in design review for taller structures. The ordinance should focus on preventing the death of birds from collisions with structures.

COMMUNITY SERVICES AND INFRASTRUCTURE ELEMENT

Policy CSI-2.2: Branch Libraries

Expand community-based library services in East and North San Rafael to ensure that library services are accessible to everyone in the community.

Program CSI-2.2A: Pickleweed and Northgate Libraries. Modernize and expand the Pickleweed and Northgate Libraries so they are adequately equipped to deliver the services needed in the surrounding communities.

Program CSI-2.2B: School Libraries. Consider partnerships with the school district to make high school libraries available to the public.

Policy CSI-2.3: Library Collections

Expand and adapt library collections to meet the changing needs of the community and respond to technological change, while preserving a core collection of materials of continuing value. This should include Spanish language materials in Spanish and other languages.

Policy CSI-2.4: Libraries as Community Centers

Promote programs and events that affirm the role of the City's libraries as community gathering places and a setting for the open exchange of ideas and information. When planning for library modernization or replacement, include dedicated space for community activities and opportunities for complementary uses such as child care.

Program CSI-2.4A: Focused Services. Provide dedicated library programs for



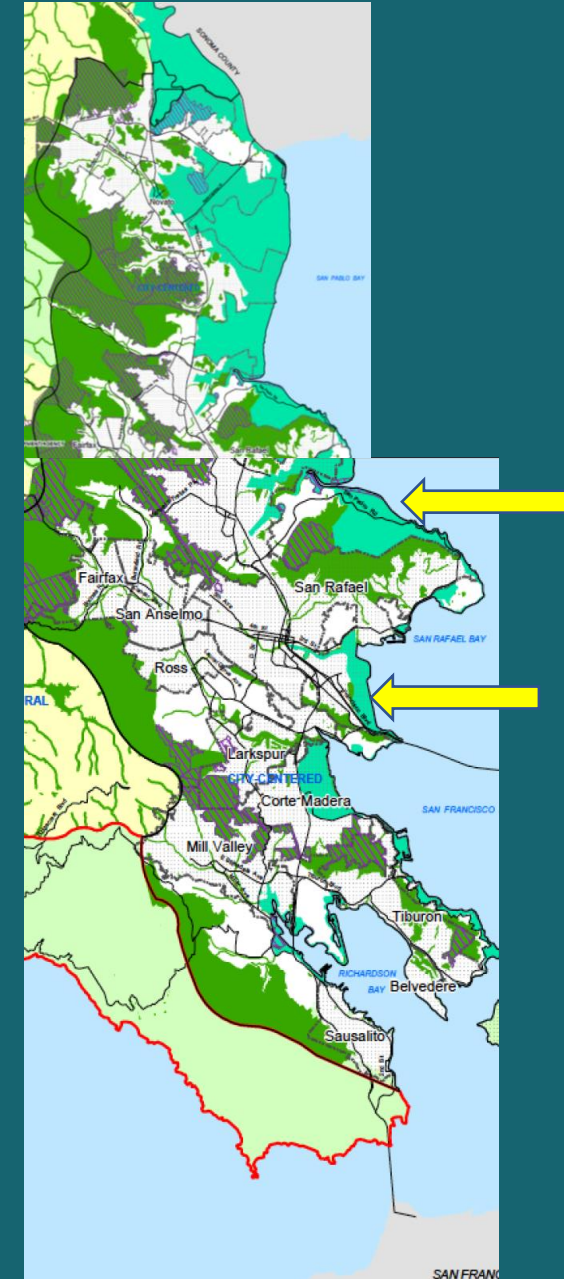
Key Issues Raised During Hearings

- Should vs Shall
- Resource protection (trees, wildlife, wetlands)
- More aggressive GHG reduction measures
- Historic preservation incentives
- Equity and economic development
- Emergency access and fire safety
- Misc. edits to Neighborhoods Element
- Incorporation of metrics



Baylands Corridor Issue

- October 2020 draft did not reference “Baylands Corridor”, a County of Marin Plan designation
- Letters received in Fall 2020 recommended adding Baylands Corridor to GP 2040
- Revised (May 2021) draft acknowledges Corridor as appropriate for unincorporated areas
- “Wetlands Overlay” applies in city limits, recognizing urban context and prior disturbance
- Changes to designations could be considered through adaptation planning, which will identify areas for hardening, restoration, retreat, etc.
- Avoid pre-determining outcomes of adaptation plan and applying to developed industrial/residential areas



Downtown Precise 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
- CEQA clearance for up to 2,200 units and 2,000 jobs



How is the Precise Plan organized?



Chapter

1

Introduction + Community Engagement

Establishes the Precise Plan's purpose and its relationship to the existing regulatory framework, and provides an overview of community engagement milestones.



Chapter

2

Existing Conditions

Gives an overview of existing conditions in Downtown including a summary of challenges and opportunities.



Chapter

3

Design Principles + Guiding Policies

Sets design principles, guiding policies, and expected Plan outcomes.



Chapter

4

Design Vision

Defines Downtown's future built environment, including physical form and character, public realm, and development program.



Chapter

5

Historic Resources

Describes historic resources in Downtown and provides recommendations for historic preservation.



Chapter

6

Transportation + Parking

Defines strategies and provides policy direction for modal prioritization, street design and parking.



Chapter

7

Affordable Housing + Anti-Displacement

Sets strategies to promote affordable housing in Downtown and nurture a sense of community.



Chapter

8

Implementation

Describes the implementation approach, project prioritization, and financing strategies to achieve the Precise Plan vision.



Chapter

9

Downtown Form-Based Code

Establishes form-based zoning districts for Downtown that regulate the future built character of Downtown.



Chapter

10

Glossary + Appendices

Includes a glossary of specialized terms, and collects supplementary documents referenced and developed throughout the Precise Plan process.

Illustrative Vision



- Existing development
- Pipeline projects (entitled/ under construction)
- Potential infill opportunities*
- Existing civic spaces
- Proposed civic space
- Priority streets for active transportation



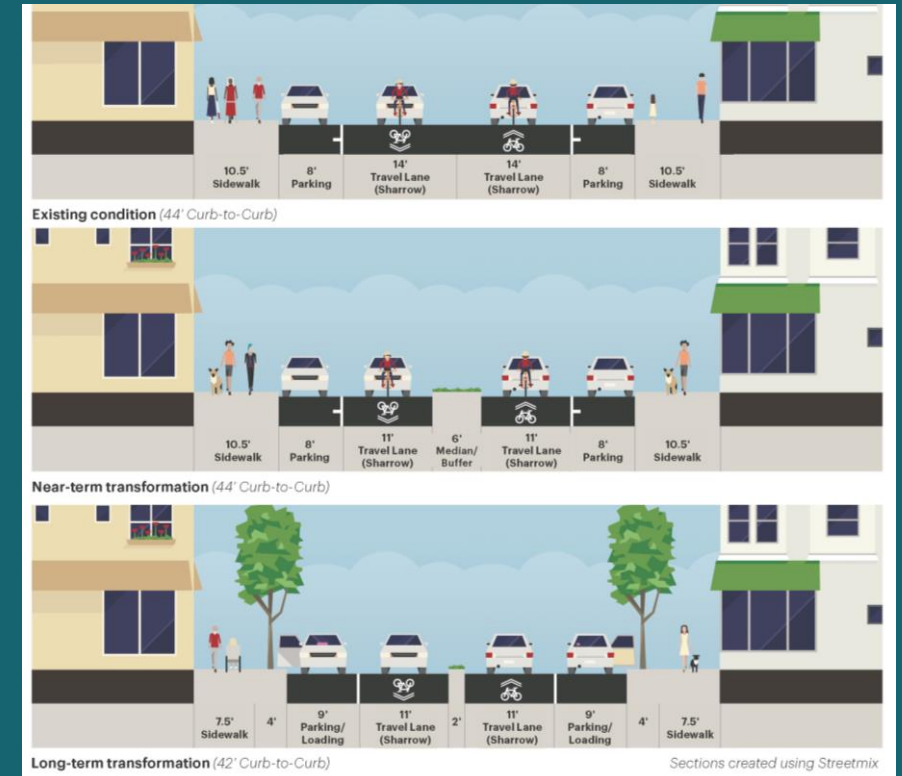
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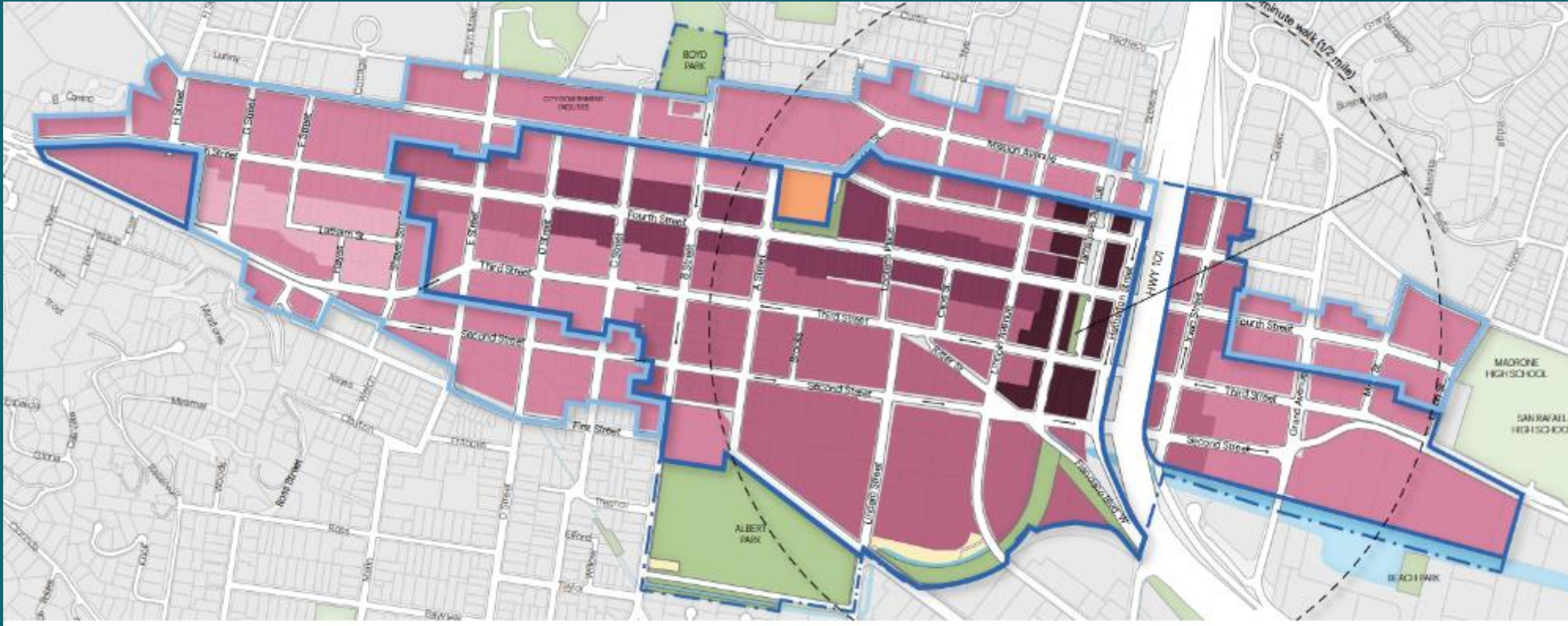
Built form: 2040

Downtown Precise Plan Highlights

- Density and Floor Area Ratio (FAR) eliminated; building mass to be regulated by height
- Heights increased in select locations
- Historic resources inventoried and evaluated
- Public space improvements, especially around SMART and along Fourth Street
- Mobility improvements (diagrams/ street cross-sections)
- Affordable housing and anti-displacement strategy
- Form-based Code



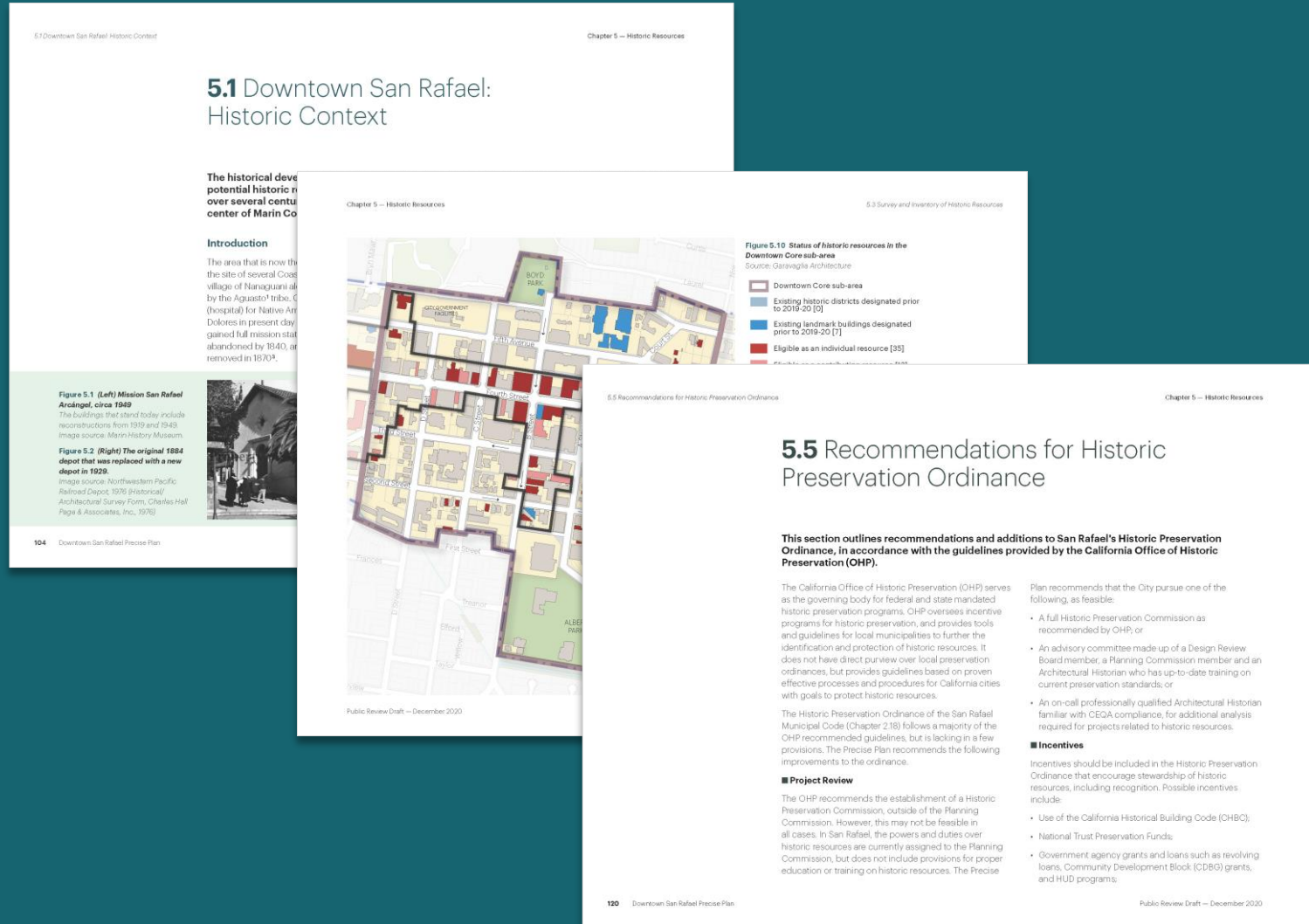
Downtown Height Limits and Bonuses



- Tier 1 (10' bonus)
- Tier 2 (20' bonus)

Historic Resources Inventory and Standards

- Historic context statement
- Updated inventory of 572 properties
- Detailed survey of 160 properties
- Mapping of eligible resources and potentially eligible districts
- Recommendations for revised preservation ordinance including review processes and incentives
- Downtown Historic Resources Summary Report and DPR 523 forms
- Survey findings fine-tuned through CEQA process and public input



Form-Based Code

2.3.040 T4 Main Street (T4MS 40/50, T4MS 40/60, T4MS 50/70, and T4MS 60/80)



A. Intent

A walkable, vibrant district of medium-to-large footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood and community-serving ground floor shopping, food and services, including civic, institutional, maker/ craft/ artisanal businesses (both indoor and outdoor).

B. Sub-Zone(s)

T4MS 40/50 Open, T4MS 40/60 Open and T4MS 50/70 Open. The open sub-zone allows more uses, additional signage and sometimes additional frontages, within the same form and character of the base zone.

The following are generally appropriate form elements in the zone.

Primarily Block-Form Buildings	A
Building Height 40' to 80', as per Regulating Plan	B
Attached Buildings	C
Small-to-No Front Setbacks	D
No Side Setbacks	E
Porch Projecting, Porch Engaged, Dooryard, Stoop, Forecourt, Maker Shopfront, Shopfront, Terrace, Gallery Frontage Types	F

Chapter 9 - Downtown Form-Based Code

C. Building Placement

Setback (Distance from ROW/ Lot Line)		
Front (Facade Zone)	0' min.; 10' max.	G
Side Street (Facade Zone)	0' min.; 10' max.	H
Total length of facade required within or abutting the Facade Zone, exclusive of setbacks ¹		
Front	80% min.	
Side Street	70% min.	
Side	0' min.	I
Rear ²	0' min.	J
Civic Space		
Site Size (sf) or Lot Width	Required Area (min.)	
15,000 to 30,000 or 100' - 150'	200 sf	
> 30,000 or 150' - 250'	1,000 sf	
Lot Width >250'	5% of Site	

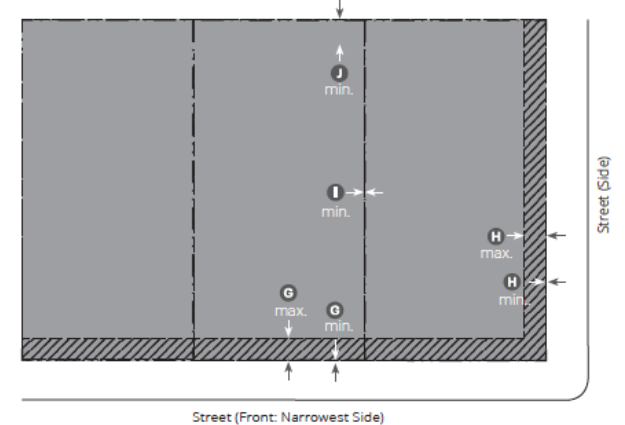
¹ Facades facing a street or civic space shall be designed in compliance with DTFBC Division 3.2 (Massing and Facade Articulation Standards).

² See Sub-Section G (Adjacency Standards) of this Section for additional refinements.

D. Encroachments¹

Encroachment Type	Front	Side St.	Side	Rear
Frontage Types ²	A	A	X	A
Steps to Building Entry ³	3' max.	3' max.	-	3' max.
Canopies/ Overdoors, Signage ⁴	4' max.	4' max.	2' max.	3' max.
Balconies, Unenclosed Porches, Bay Windows ⁴	4' max.	4' max.	-	5' max.
Corner Elements	3' min. to 4' max.	n/a	n/a	n/a
Key	A = Allowed X = Not Allowed			

Division 2.3 Downtown Zones: Section 2.3.040 T4 Main Street (T4MS 40/50, T4MS 40/60, T4MS 50/70, and T4MS 60/80)



Key

- ROW/ Lot Line
- Buildable Area
- Building Setback Line
- ▨ Facade Zone

D. Encroachments¹ (Continued)

¹ Includes encroachments into building setbacks and facade zone.

² See Sub-Section F (Frontages) of this Section for allowed types and standards.

³ Requires building setback.

⁴ May also encroach into required setbacks.

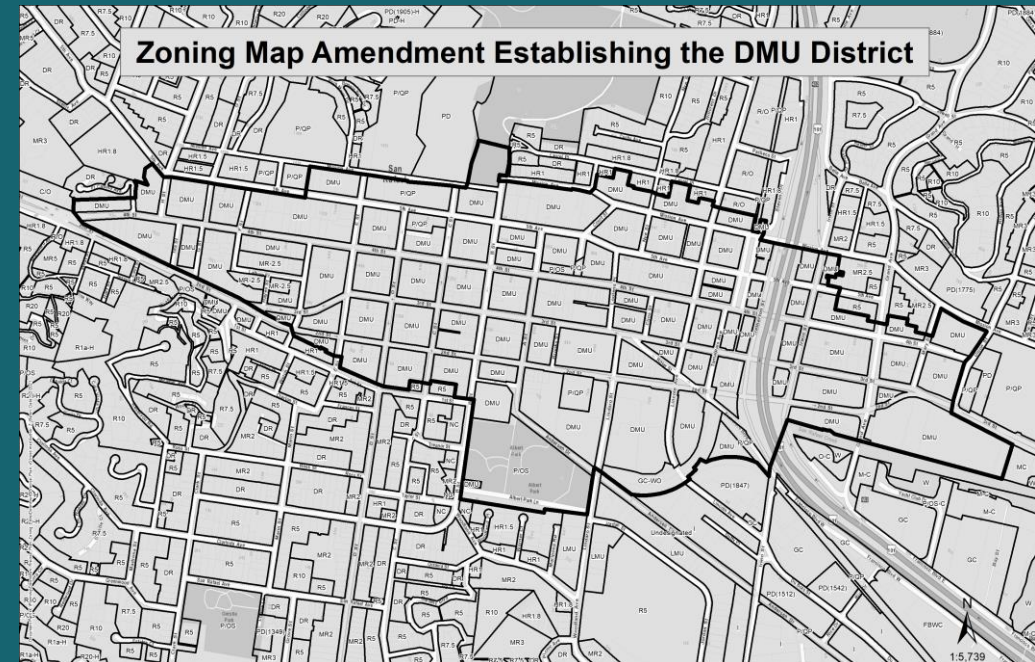
Key Issues Raised

- Classification of historic resources
- Historic preservation standards
- Building heights
 - C Street, Mission to 5th
 - West End Village “triangle”
 - Measurement of height on sloped sites
- Calculation of density bonuses
- Shared street concept on Fourth St.
- Solar access
- Use tables (Form Based Code)



Conforming Revisions to Municipal Code

- Rescind former Downtown zones
- Add new DMU zone
- Administrative edits for internal consistency
- Misc. changes to implement recent state laws
- Adopt Form Based Code as zoning for Downtown

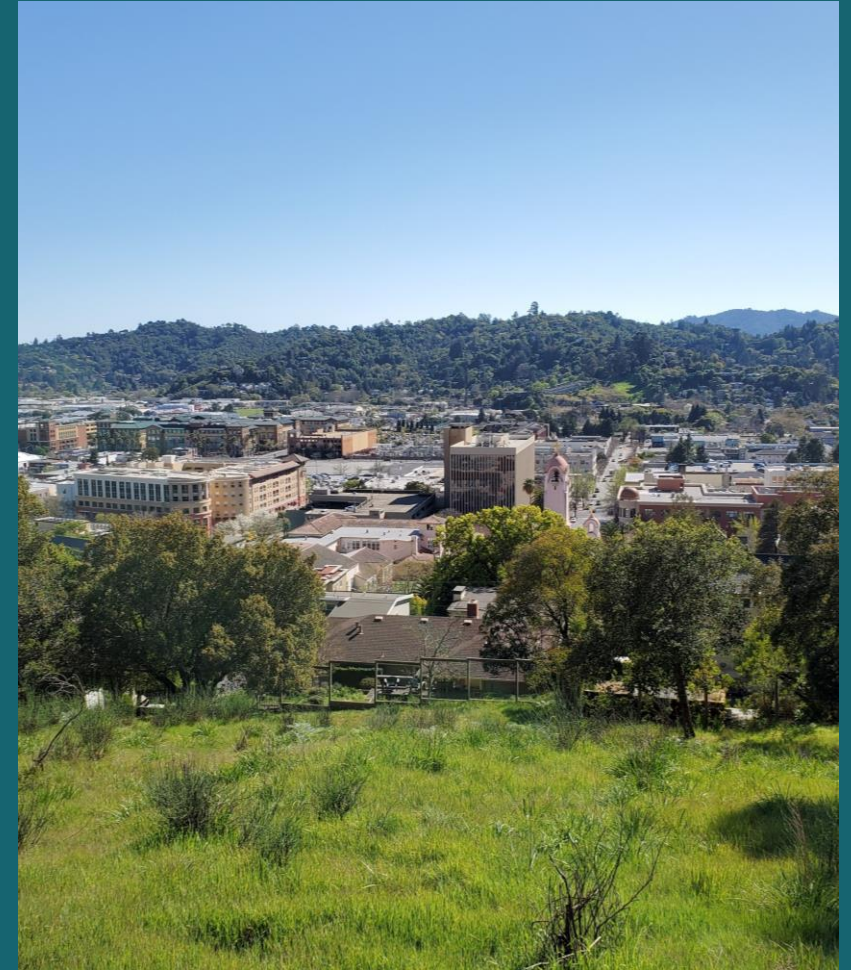




Environmental Impact Report

Environmental Impact Report

- DEIR published on January 7, 2021
- 60+ day comment period closed March 9, 2021
- Evaluates effects of GP 2040 policies and forecasts
- Evaluates effects of Downtown Precise Plan
- Considers alternatives to the project (higher, lower growth scenarios)
- Identifies impacts and mitigation measures



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

Issues Raised in EIR Comments

- 14 letters, 6 oral comments
- Findings of Downtown historic resource inventory
- Sufficiency of policies protecting wetlands, trees, and creeks
- Acknowledgment of additional species
- Density bonus and height calculations
- Consistency with Congestion Management Program
- Stronger measures to mitigate GHG impacts
- Final EIR issued May 21, 2021, including responses to comments

Statement of Overriding Considerations

- Part of the record of approval for the project
- Adopt after hearing public testimony on all matters related to the project
- Explains how benefits of project outweigh the environmental impacts

ECONOMIC

- Business attraction and retention
- Economic diversification
- Job growth
- Industrial land protection
- Workforce housing
- Workforce development
- Downtown growth
- Arts expansion
- Productive use of land

ENVIRONMENTAL

- Expanded focus on climate change
- Amplifies CCAP programs
- Strategies to reduce VMT
- Focuses growth in urban areas (TOD)
- Air and water quality pols
- Energy and water conservation pols
- Open space protection

SOCIAL

- Promotes equity, diversity, and inclusion
- Applies equity lens to programs/projects
- Environmental justice pols
- Expanded housing opportunities
- Anti-displacement strategy
- Enhances public space/arts
- Transportation choice

Tonight's Hearing

- Clarifying Questions/ Accept Report
- Accept Public Comments
- Council Discussion
- Council action on EIR Resolution
- Staff will return on Aug 2 seeking on action on remaining items
- Opportunity for additional public comment on Aug 2



Thank You!
All documents are on-line at
www.sanrafael2040.org