

Appendix B

**Summary of Changes between *The City of San Rafael*  
*General Plan 2020* and *San Rafael General Plan 2040***

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## **Summary of Changes to General Plan 2040 between October 2020 Draft and May 2021 Draft**

### *Title, Acknowledgements, Table of Contents*

- A land acknowledgement statement (recognizing that San Rafael is located on the traditional lands of the Coast Miwok people) has been added to interior side of the title page.
- Miscellaneous administrative edits have been made

### *Introduction*

- At the Commission's request, Figure 1-2 has been added showing how the General Plan relates to other city plans, including strategic plans, system plans, area plans, and implementation tools

### *Framework and Guiding Principles*

- Additional discussion of fair housing issues is included on Page 2-7
- At the Commission's request, Page 2-15 includes an explanation of how this chapter informs the individual elements of the General Plan. A new diagram has been added showing the relationship between the "forces driving change" and each Plan element.
- At the Commission's request, Page 2-16 includes a "Call to Action" to develop an Equitable Economic Development Strategy that provides clarity on the city's economic future and addresses the relationship between economic trends, municipal finance, and the City's equity goals

### *Land Use Element*

- The edited Plan acknowledges opportunities to repurpose vacant commercial and office uses with housing
- The tension between growth and development goals and neighborhood conservation goals is expressly acknowledged and discussed (P 3-5)
- The Downtown Mixed Use definition is amended to align with the Downtown Precise Plan (P 3-11)
- Protection of wildlife and natural resources is acknowledged as an important purpose of open space areas (P 3-14)
- Policy LU-1.8 clarifies that local density bonuses may not be added to state bonuses (P 3-24)
- Table 3-2 clarifies that height bonuses for affordable housing are only available for projects that exceed the minimum requirements set by the City's inclusionary zoning rules (with different rules applying Downtown)
- Minor editorial changes have been made to the land use policies, in response to comments from various sources

### *Neighborhoods Element*

- The West End Neighborhood description has been edited based on input from the neighborhood. A text box citing neighborhood priorities has been added.

- The text on Canalways has been edited to acknowledge past efforts to acquire the site as open space, and remove the statement that development should be “economically viable” for the site’s owners
- References to expansion of Northgate Mall and the goal of strengthening it as significant tax generator have been eliminated
- The North San Rafael and Terra Linda policies and programs have been edited to reflect input from Terra Linda Homeowners Association and North San Rafael residents. The Terra Linda narrative has been heavily edited to incorporate community input.
- Minor edits to the text on the Rock Quarry have been included

### *Community Design and Preservation Element*

- Minor edits and corrections to Figures 5-2, 5-4, and 5-5 have been made, including replacement of Figure 5-5 with an updated map
- Policy CDP-3 on hillside protection has been strengthened (P 5-11)
- Tree preservation language (Policy CDP 3-6, P 5-19) has been strengthened
- An expanded description of the Downtown historic preservation survey has been added (P 5-26)
- Several new historic preservation programs have been added, and others have been edited, based on comments from San Rafael Heritage
- New and strengthened programs on archaeological resources have been added, per the Draft EIR mitigation measures (P 5-33)
- A policy and program on paleontological resources has been added, per the Draft EIR mitigation measures (P 5-34)

### *Conservation and Climate Change Element*

- Wetlands text and policies have been edited in response to public comment and EIR mitigation measures (P 6-6)
- Requirements for wildlife surveys have been added, per EIR mitigation measures and public comment (Programs C-1.11A and C-1.11B, Program C-1.12A)
- Policy C-1.13 notes that avoidance of impacts is the preferred approach to conservation (P 6-17)
- Programs C-1.13D and C-1.13E have been added regarding bird safe design and avoidance of nesting birds
- Program C-1.16C (tree preservation) includes more directive language (“Revise” instead of “Consider” rules regarding tree protection)
- Program C-2.2A (protection of sensitive receptors from air quality impacts) has been rewritten to reflect an EIR mitigation measure
- Program C-4.1D, calling for electrification of building systems to reduce greenhouse gas emissions, has been strengthened
- Program C-5.1A has been added requiring updates of the Climate Change Action Plan at least once every 10 years, including goals that align with Drawdown Marin and meet or exceed State standards

### *Parks, Recreation, and Open Space Element*

- Several minor changes to the Parks map (P 7-4), Parks inventory table (P 7-5), and Open Space map (P 7-21) have been made

### Safety and Resilience Element

- Minor editorial changes have been made throughout the chapter in response to public comments, including edits to Program S-1.2B (Hazard Maps) and S-2.1B (Geotechnical Review)
- Programs S-5.4C and S-5.4D have been added, per the EIR mitigation measures. The programs address requirements for development on formerly contaminated sites.

### Noise Element

- The text acknowledges that the noise contour diagrams are generated by a simulation model and more detailed noise surveys should be done when development is proposed
- Program N-1.1A has been edited to align with Table 9-2 regarding maximum outdoor noise levels
- Program N-1.9B has been edited to incorporate DEIR mitigation measures on construction noise
- Program N-1.11A has been edited to incorporate DEIR mitigation measures on vibration

### Mobility Element

- Chart 10-4 has been added showing the place of work for employed San Rafael residents
- Components of the regional Congestion Management Program (CMP) network in San Rafael are acknowledged (P 10-7)
- The discussion of Transportation Analysis Guidelines has been updated to note that draft guidelines have been prepared (P 10-21)
- Several cross-references to related policies and programs have been added throughout the chapter
- Minor edits to policies and programs are included
- Program M-3.3A has been edited to reflect an EIR mitigation measure (update the Trip Reduction Ordinance)
- Impacts of remote work and other trends accelerated by the pandemic are acknowledged
- Program M-3.6A on zero emission vehicles has been expanded to reflect comments on the EIR
- Policy M-7.6 has been edited to acknowledge the need to avoid future parking problems

### Community Services and Infrastructure Element

- Policy CSI-2.4 has been edited to recognize the potential for expanded child care and other community services in modernized libraries
- Program CSI-3.2B recognizes National Fire Protection Association standards as a benchmark
- Page 11-14 acknowledges the recent declaration of a drought state of emergency
- Programs CSI-4.17E (community composting) and CSI-4.7F (waste to energy) have been strengthened in response to public comments on the DEIR

### Arts and Culture Element

- Minor editorial changes have been made in response to public comment and Commissioner comments

### *Economic Vitality Element*

- The introduction has been edited to reinforce the purpose of this element, acknowledge its limitations, and address the need for an Economic Development Strategy
- Point-in-time data on the local economy has been updated and reformatted so that trends over the last 16 years can be examined
- The characterization of pandemic-related impacts has been updated to reflect current conditions
- Policy EV-1.3 (Strategic Planning) and Program EV-1.3B (Equitable Economic Development Strategy) have been added in response to Commission input
- Text on the retail sector (P 13-13) has been updated to reflect Commission comments
- Text on the sales tax data shown on Page 13-18 has been edited in response to public comment
- Minor editorial changes to the policies and programs have been included

### *Equity, Diversity, and Inclusion Element*

- Data has been added illustrating the diversity of the City's foreign-born community
- A new section has been added to P 14-7 (Planning for a Diverse Community), addressing the importance of continued dialogue on race and social justice issues, the needs of the LGBTQ community, and the needs of persons with disabilities or those facing mental health issues
- Program EDI-1.1C has been added, supporting sanctioned space for public expression, and ongoing discussions of race and equity
- Program EDI-1.4A now specifically mentions LGBTQ populations
- Program EDI-2.4A and EDI-4.6A now mention mental health services
- Policy EDI-4.7 emphasizes connecting the Canal area to the rest of the city

### *Implementation Program*

This Plan appendix now includes an 80+ page matrix listing every program in General Plan 2040 and identifying its timeframe, the responsible agencies, potential resources, and the specific Guiding Principles advanced by the program. Key metrics have been added for each Element.