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Annual Progress Report, 2005 - 2006

Introduction

On November 15, 2004, the San Rafael City Council adopted *General Plan 2020.*

The purpose of the Annual Report is to:

1. Provide information about how the General Plan is being implemented, with a focus on the progress in implementing the short term programs.
2. Identify needed amendments to the General Plan.
3. Provide an understanding between development decisions made during the reporting period and the General Plan goals, and
4. Provide information regarding the City's progress in meeting its share of regional housing needs and efforts to remove governmental constraints.

The Annual Report is organized by the fifteen elements in the General Plan, with a list of the short term programs and the status of those programs. Additional significant projects, programs or recognition related to the elements are included as well. The Annual Report has been prepared consistent with the General Plan Guidelines, available at http://opr.ca.gov/planning/PDFs/General_Plan_Guidelines_2003.pdf.

This annual report reviews progress on the short term (2004-09) implementing programs of the new General Plan from November 15, 2004 to December 31, 2005, and for January 1 to December 31, 2006.

Nonresidential Development Projects Completed, 2005

Project Description	Furthers These 2020 Goal(s)...	Address	Office (sq. ft.)		Retail (sq. ft.)		Industrial (sq. ft.)	
			New	Net	New	Net	Gross	Net
Church recreation building (demolition of classrooms)	Growth to Enhance Life Distinctive Neighborhoods Parks and Programs for all	10 Sequoia Rd.	0	-2,000	12,400	12,400	0	0
New warehouse	Growth to Enhance Life Balance and Diversity	3040 Kerner	0	0	0	0	8,326	8,326
Classroom addition	Distinctive Neighborhoods Support for Care Providers	620 Del Ganado	120	120	0	0	0	0
Friends of the Library trailer	A Vibrant Downtown Quality Cultural and Library Services Community Participation Educational Excellence	1100 E Street	432	432	0	0	0	0
Guide Dogs (new visitor center)	Distinctive Neighborhoods Support for Care Providers	350 Los Ranchitos	1513	1,513	0	0	0	0
5 modular buildings (temporary)	A Sound Economy A Range of Goods and Services	2350 Kerner	13,600	13,600	0	0	0	0
Building #6	A Beautiful City A Sound Economy A Range of Goods and	4316 Redwood Highway			0	0	8,400	8,400

Project Description	Furthers These 2020 Goal(s)...	Address	Office (sq. ft.)		Retail (sq. ft.)		Industrial (sq. ft.)	
			New	Net	New	Net	Gross	Net
	Services Distinctive Business Areas							
Addition to office	A Beautiful City A Sound Economy A Range of Goods and Services Distinctive Business Areas	540 Francisco Blvd West	750	750	0	0	0	0
Carwash addition to dealership	A Range of Goods and Services Funding for City Services	1599 Francisco Blvd	0	0	0	0	3,838	3,838
Demolition of warehouse for Elephant Pharmacy parking lot	A Range of Goods and Services	506, 10 & 12 Third Street	0	0	0	0	0	-9,328
Dodge dealership-demo building	A Range of Goods and Services Funding for City Services	1075 East Francisco	0	0	0	-20,300	0	0
Salute Restaurant fire	A Vibrant Downtown	706 Third Street	0	0	0	-10,000	0	0
Best Buy site (demolition of warehouse)	Growth to Enhance Life Balance and Diversity Funding for City Services	700 DuBois	0	0	0	0	0	-79,000
TOTAL			**16,415**	**14,415**	**12,400**	**-17,900**	**20,564**	**-67,764**

Nonresidential Development Projects Completed, 2006

Project Description	Furthers These 2020 Goal(s)...	Address	Office (sq. ft.)		Retail (sq. ft.)		Industrial (sq. ft.)	
			New	Net	New	Net	New	Net
Loft space legalized	Growth to Enhance Life	1201 Andersen Dr. #HH	0	0	0	0	800	800
Buildings demolished for Caltrans project	Mobility for All Users A Safe and Efficient Street System Connections Between Neighborhoods	708-730 Francisco	0	0	0	0	0	-24,115
Demolish buildings at San Rafael Corporation Yard	A Vibrant Downtown A Beautiful City	790 Lincoln	0	0	0	0	0	-6,240
New boiler room		100 El Prado	0	0	0	0	86	86
Guide Dogs - office addition	Distinctive Neighborhoods Support for Care Providers	350 Los Ranchitos	3204	3,204	0	0	0	0
Pickleweed Community Center (new gym)	Growth to Enhance Life Balance and Diversity Distinctive Neighborhoods Community Participation Educational Excellence Parks and Programs for All	50 Canal	0	0	12,530	12,530	0	0
TOTAL			**3,204**	**3,204**	**12,530**	**12,530**	**886**	**-29,469**

General Plan Amendments

The City Council has adopted no amendments to the General Plan since it was adopted in November 2004, and no needed amendments to the Plan are identified in this Progress Report.

Land Use Element

A. Effectiveness of the Land Use Element in attainment of San Rafael's land use goals:

- **Growth to Enhance Life**
- **Balance and Diversity**

The San Rafael Land Use Element was adopted November 15, 2004. The 2005 Annual Progress Report reports on short term (2004 – 09) implementing program activities through December 31, 2006.

Implementing Program #	Program Summary	Dept	Status	Activity
LU-4a	Revise Zoning Ordinance to allow interim uses in areas with limited traffic capacity	CDD	Progress	In 2005, zoning amendments adopted to allow dry boat storage in east San Rafael.
LU-5a	Review the City's Urban Service Area during LAFCO boundary study	CDD	Progress	LAFCO ordinance amending San Rafael's Urban Service Area and Sphere of Influence adopted 2006.
LU-6a	Request LAFCO adopt boundary adjustment to remove St. Vincent's/Silveira from City's Sphere of Influence	CDD	Progress	LAFCO ordinance amending San Rafael's Urban Service Area and Sphere of Influence adopted 2006.
LU-7a	Review development adjacent to San Rafael	CDD	Ongoing	In 2006, the City reviewed and commented on the proposal to add a crematorium to the Tamalpais cemetery. As a result, the area is proposed for annexation to the City of San Rafael.
LU-19a	Revise the Zoning Ord. to allow childcare in most zoning districts, and to waive FARs for childcare facilities.	CDD	Progress	Zoning amendment adopted in 2006.
LU-19b	Exempt childcare centers from traffic mitigation fees	CDD	Completed	
LU-20a	Revise the Zoning Ord. to provide incentives for hotels	CDD	No Action	
LU-21a	Revise the Zoning Ord. to incorporate use/location limitations on ministorage facilities	CDD	Completed	Zoning amended November 15, 2004.
LU-23c	Revise the Zoning Ord. re: live/work regulations	CDD	Completed	Zoning amended November 15, 2004.
LU-23d	Revise the Zoning Ord. re: definitions and regulations for industrial and light industrial districts	CDD	No Action	

In addition:

- Code trak permitting went on-line January 1, 2005, and major initiative in ADA enforcement started spring 2005.

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City Name: San Rafael

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Reporting Period by Calendar Year: From January to December 2006 (including information for July –December 2005)

Submitted to the Governor's Office of Planning and Research and Department of Housing and Community Development, April 2, 2007

Housing Element

A. Introduction.

The City of San Rafael adopted its *General Plan 2020,* including its Housing Element, on November 15, 2004. On December 29, 2004, the California Department of Housing and Community Development (HCD) certified San Rafael's Housing Element pursuant to California Government Code Section 65585. (See Exhibit A, December 29, 2004 Letter from Cathy Creswell to Rod Gould). California Government Code Section 65400 requires all general law cities to make an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development regarding the status of and progress in implementing the General Plan and Housing Element. Although charter cities such as San Rafael are not required to prepare an Annual Report, HCD encourages cities to prepare these reports.

In addition, as part of its certification of San Rafael's housing element, HCD requested that specific information be provided in San Rafael's annual report to demonstrate "*the successful implementation of [Housing Element] strategies (H-9g, H-18, H-21, H-22 and H-23) to facilitate housing development on identified sites in the land inventory.*" This Annual Progress Report addresses HCD's request by reporting on the implementation of housing program activities through calendar year 2006.

In addition, this report includes information for the second half of the calendar year of 2005. New State law requires that the Housing Element review be conducted on a calendar year basis. In order to synchronize the City's reporting period to the calendar year, San Rafael is providing in this report information about implementing activities for the remaining six months of 2005 (July – December), as well as for the calendar year of 2006. This approach was approved by Erin Larson, OPR staff and Paul McDougall, HCD staff.

Finally, this Annual Report on the Housing Element utilizes new forms proposed by HCD for annual reporting. HCD has indicated that agencies may use these forms for annual reports submitted in 2007.

As stated in San Rafael's Housing Element, there is an extremely limited amount of vacant land available within the City. As such, much of San Rafael's Housing Element (as well as related provisions of General Plan 2020) focuses on creating incentives and programs, including in particular the rezoning of land, for the purposes of promoting redevelopment and reuse of underutilized land. As demonstrated in detail in the body of the 2004-05 Annual Report, since the adoption of General Plan 2020, San Rafael acted aggressively to implement the identified policies and programs. Specifically, in 2004-05 San Rafael:

- Continued to make fee waivers available as included in Policy H-9g.
- Implemented Policy H-18 (including H-18a – H-18i) by, among other things: (1) rezoning large swaths of land to accommodate high density residential and mixed use development; (2) approving residential projects at the mid-to-high range of the zoning densities; and (3) encouraging residential development by working closely with developers to identify and develop projects for specific sites.
- Implemented Policy H-21 by either enacting or drafting zoning amendments that (1) reflect state density bonus law and promote development of density bonus units (to be enacted October 2005); (2) provide for height bonuses for affordable housing projects; and (3) provide exemptions from San Rafael's traffic control procedures for all affordable housing projects.
- Implemented Policy H-22 by revising the Zoning Ordinance to allow high-density housing near proposed transit service.
- Implemented Policy H-23 by revising the Zoning Ordinance to encourage mixed use development, such as by excluding residential area from FAR in mixed-use areas.

Between July 2005 and December 2006, the City has continued to proactively support housing development. Specifically, San Rafael:

- Continued to proactively implement Policy H-18 (**Adequate Sites**) by providing Community Development and Redevelopment Agency staff support to property owners and developers about housing opportunities, particularly on housing sites identified in *General Plan 2020.*
- **Assisted in the development of low- and moderate-income housing** by further implementing Policy H-21 (Density bonuses and other Regulatory Incentives for Affordable Housing) and adopting one of the State's first ordinances implementing the State's density bonus law. This ordinance resulted in a density bonus at 1203 Lincoln, and other applications requesting a density bonus and zoning concessions.
- **Removed or mitigated constraints** by implementing H-3b (design guidelines), H-17b (exempting senior housing from the PSP process), H-18i (reduced utility fees), H-21b (density bonus ordinance), H-25 (second units), over-the-counter building permit hours (new initiative), and adopting the density bonus/affordable housing ordinance (Policy H-21, Density Bonuses).
- Continued to **conserve and improve existing affordable housing** by implementing Policy H-10 (Protection of the Existing Housing Stock) and Policy H-11 (Housing Conditions and Maintenance) and providing proactive code enforcement and CDBG funds for rehabilitation of affordable housing, and defending San Rafael's mobilehome rent stabilization ordinance.
- **Preserved units at-risk of conversion from low-income use** by implementing Policy H-20 (Protection of Existing Affordable Housing) and monitoring by Redevelopment Agency staff of such units. There are no units at risk of conversion within this time period.
- **Promoted equal housing opportunities** by implementing Policy H-8 (Housing Discrimination) by collaborating with Fair Housing of Marin and contracting with Marin Mediation Services, and Policy H-13b (Reasonable Accommodations) and establishing a procedure for ADA complaint resolution.

As shown below, construction of housing has resulted in meeting over half of San Rafael's identified housing needs. There are hundreds of additional units under consideration by property owners and developers.

The implementation of these programs, as well as San Rafael's continued engagement with housing developers, has created a positive climate for housing development, taking into account the unique development conditions of high land and labor costs present in San Rafael and the County of Marin.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction San Rafael

Reporting Period January 2006 - December 2006

Table A

Annual Building Activity Report
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income		See Instructions	See Instructions	
145 Prospect	2-4	R			1		1	-	-	(1)
179 Los Ranchitos	2-4	R			1		1	-	-	(1)
228 Laurel	2-4	R		1			1	-	-	(1)
37 Palm	2-4	R	1				1	-	-	(1)
45 Chestnut	2-4	R			1		1	-	-	(1)
512 Bret Harte	2-4	R			1		1	-	-	(1)

53 Glenaire	2-4	R		1			1	-	-	(1)
55 Arguello	2-4	R	1				1	-	-	(1)
(9) Total of **Above Moderate** from Table A2 ► ► ► ► ► ►							12			
(10) Total by income units (Field 5) Table A ► ► ►			2	2	4	0	20			

(1) Affordability determined by homeowner surveys (pages 355-356 of *General Plan 2020*), housing site assumptions (page 369, *General Plan 2020),* and periodic surveys of craigslist.com listings of second unit rental prices conducted for City's Second Unit Workshops.

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for **Above Moderate**	8	2	2	0	0	12

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level		RHNA Allocation by Income Level	1999 (1) Year 1	2000 (1) Year 2	2001 (1) Year 3	2002 (1) Year 4	2003 (1) Year 5	2004 (1) Year 6	2005 (2) Year 7	2006 (3) Year 8	2007 Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	445	12	0	0	0	0	0	2	0	-	14	420
	Non-deed restricted		0	1	0	0	1	4	3	2	-	11	
Low	Deed Restricted	207	21	0	3	36	0	0	14	0	-	74	120
	Non-deed restricted		0	1	0	1	1	4	4	2	-	13	
Moderate	Deed Restricted	562	20	3	7	25	0	5	21	0	-	81	174
	Non-deed restricted		37	1	25	224	2	7	7	4	-	307	
Above Moderate		876	43	57	112	48	11	108	293	12	-	684	192
Total RHNA by COG. Enter allocation number:		2090	133	63	147	334	15	128	344	20	-	1184	906
Total Units ► ► ►													
Remaining Need for RHNA Period ► ► ► ► ►													

(1) 1999 to 2004 "permitted units" are those that received a final inspection ("finaled") by the Building Inspector.
(2) 2005 is a transition year for tracking units, as the city changes to track units based on building permit issuance (rather than on building permit finaled) consistent with new State requirements. 2005 "permitted units" include units that received building permits in 2005 or earlier and were under construction or finaled in 2005.
(3) For 2006, consistent with new State law requirements, "permitted units" are those units that received a building permit in 2006.

Table C

Program Implementation Status

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
Implementing Program #	Program Summary		Status	
H-1a	Complete annual Housing Element review	Annually	Completed	Annual Housing Element review submitted to HCD April 1, 2007, consistent with State law and forms.
H-1b	Monitor housing production	Annually	Completed	Summary prepared for Annual Housing Element review.
NH-2a (for policy H-2)	Revise the Zoning Ordinance regarding residential regulations for setbacks, height transitions, historic preservation and parking	Short term (2009)	No Action	No funding available (not related to removal of constraints for affordable housing).
H-3a	Revise Zoning Ordinance re: single-family development regulations	2005	No Action	No funding available (not related to removal of constraints for affordable housing).
H-3b	Revise design guidelines re. compatibility of building patterns	2005	Progress	Interim Design Guidelines adopted November 2004. In 2006, planning underway for a four-session design discussion to be held in spring 2007 with design professionals, developers and neighbors about the design review process for multifamily and mixed use buildings.
H-4a	Require neighborhood meetings	Ongoing	Ongoing	In 2005, neighborhood meetings held for three proposed projects. In 2006, neighborhood meetings were held for 524 Mission and Asconsa Place applications.
H-4b	Provide information and outreach on housing issues	Ongoing	Ongoing	In 2006, Community Development staff met with the Federation of San Rafael Neighborhoods to discuss density bonus ordinance. Staff also reported progress on meeting housing needs at the City Council's

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
				annual meeting, provided four second unit workshops to the public, spoke at a Chamber of Commerce Leadership Institute sessions about affordable housing, participated in UrbanPlan (ULI high school program about redevelopment and housing issues) at three high schools, and gave tours to groups visiting Downtown housing sites. Economic Development staff is a member of the Chamber's Affordable Housing and Economic Development Committee), gave a tour of Downtown housing to members of the Municipal Managers Assistants of North California, and talked about housing issues at the Business Issues Committee as well as the Chamber's Leadership Institute.
H-5a	Update Housing Element	2009	No action	Five year update due in 2009.
H-5b	As part of Housing Element update, review constraints and incentives for affordable housing	2009	No action	Five year update due in 2009.
H-5c	Update Redevelopment Agency's Housing Plan as required (2008)	2008	No action	Redevelopment Agency's Housing Plan update due in 2008.
H-5d	Contract with housing consultant to facilitate affordable housing development	Ongoing	Ongoing	In June 2005 the City Council budgeted for an extension of the housing consultant's contract for two years. San Rafael's housing consultant assisted staff with reviewing financial constraints and opportunities of building housing on various sites in San Rafael.
H-5e	Promote housing through Redevelopment Agency activities	Ongoing	Ongoing	The City continued to use Redevelopment Agency funds and expertise to improve and increase the supply of affordable housing in community including providing technical assistance to various developers and non profit groups. Agency Staff sits on the Chamber of

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
				Commerce "Joint Taskforce of Workforce Housing and Economic Development" which meets monthly. In 2005, agency staff was a panelist at two Statewide housing related conferences on managing inclusionary housing programs. (See also H-4b).
H-6a	Share housing data and lobbying efforts with other cities and County	2004	Completed/ Ongoing	In 2006, at the Marin County Planning Directors group, City staff discussed and shared draft ordinance revisions to implement the State's housing density regulations and recently adopted density bonus law. City staff also met with Marin County planning directors about efforts to reduce utility hookup fees for second units. Also in 2006, City staff participated in ABAG's Housing Methodology Committee as one of three Marin County representatives, and the Community Development Director was a Marin representative to ABAG's "Focusing Our Vision" committee.
H-7a	Coordinate affordable housing proposals to maximize competitiveness for funding	Ongoing	Ongoing	The Redevelopment Agency coordinated activities for the following projects: Martinelli House, 1203 Lincoln and the Mills Street Shelter. In 2006, the Agency received CDUAC allocation for Martinelli House (66 low income units). Staff prepared for issuance of bonds in 2007 for Martinelli House project.
H-7b	Encourage cooperative and joint housing ventures	Ongoing	Ongoing	CDBG funds and Redevelopment Agency housing funds are coordinated through the Economic Development Department to provide funding flexibility. Staff worked with the following affordable housing developers/owners: BRIDGE, EAH, Mercy Housing, Buckelew, Homeward Bound and St Vincent de Paul. Specific potential projects included redevelopment of Circuit City, 706 Third Street (Salute site) and Northgate Mall.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
H-8a	Refer discrimination complaints to the appropriate agency	Ongoing	Ongoing	Staff continues to refer complaints to Fair Housing of Marin and Marin Mediation Services. Economic development continues to fund Marin Mediation Services, which is the only place in the County that provides assistance with property owner-tenant disputes. A portion of San Rafael's CDBG allotment is spent on Fair Housing of Marin. Several real estate professionals attended the second unit workshops in 2005 and 2006 which included information and handouts from Fair Housing of Marin.
H-8b	Provide nondiscrimination clauses for housing receiving City/Redevelopment funding	Ongoing	Ongoing	Continued to be required and provided in all Redevelopment Agency assisted projects.
H-8c	Provide information regarding fair housing laws	2004	Completed/ Ongoing	See H-8a.
H-9a	Use RDA's set-aside fund for affordable housing	Ongoing	Ongoing	Continuing program. In 2005, ten grants were issued for down payment assistance to low-income (under 80% of County median income) families. In 2006, activities focused on affordable ownership units – receiving approval for resale restrictions, and updating program procedures and documents.
H-9b	Support private sector efforts to establish a Housing Trust Fund	Short term (2009)	Completed	The Marin County Housing Trust Fund was established 2004, and Redevelopment Agency staff serves on the Loan Committee.
H-9c	Dedicate in-lieu housing fees for rehabilitation, acquisition and subsidy of second units and infill housing	2004	Completed	The Housing In-lieu Fee Fund, adopted in 2004 by Ordinance 1831, requires that housing in-lieu fees be placed in a segregated citywide housing in-lieu fee account. The funds in the housing in-lieu fee account, along with any interest earnings accumulated thereon, shall be used solely to increase and expand the supply of housing affordable to very low, low and moderate-income households. No fees were collected in 2005

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
				or 2006 because all projects subject to the fee provided affordable units on-site.
H-9d	Provide technical assistance to housing developers on resources available to reduce housing cost	Ongoing	Ongoing	In 2005, Redevelopment staff worked with affordable housing developers for the following sites: Elks, San Rafael Corporate Center, 999 Third St. 706 Third, 1002 Second St., 33 San Pablo, 522 Third Street, and 524 Third Street. In 2006, Redevelopment staff had contacts with the housing developers for Lafayette Bakery, D Street; 820 D Street, calculation of allowable rental and sales prices; 33 San Pablo; Asconsa Place, density bonus calculations, BMR housing; 524 Mission, density bonus calculations; and 706 Third Street, numerous meetings.
H-9e	Identify potential revenue sources to support housing initiatives and leverage City's housing funds	Ongoing	Ongoing	The adoption of the Housing Element in 2004 made San Rafael eligible for HCD's Workforce Housing Reward Program. The City has a cooperative agreement with Marin County for CDBG funds. Economic Development staff has been working with the Marin Community Foundation to access other Foundation funding for housing. See also H-9 (a), (b) and (c).
H-9f	Coordinate applications for State and federal subsidies	Ongoing	Ongoing	See H-7a.
H-9g	Provide fee waivers	Ongoing	Ongoing	A fee waiver is available consistent with the provisions of Resolution No. 11025. There were no requests for a fee waiver during the report's timeframe of July 1, 2005 – December 31, 2006.
H-10a	Implement condo conversion ordinance	Ongoing	Ongoing	There have been no condo conversions as the rental vacancy rate remained below 5 percent.
H-10b	Work with developers to rehabilitate affordable	Ongoing	Ongoing	In 2005, Redevelopment staff met with

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
	rental housing			developers of Martinelli House to issue tax-exempt bonds. In 2006, Redevelopment staff worked on the following projects : Mercy Housing, Martinelli House, 66 units Buckelew, 1103 Lincoln Homeward Bound, 1111 Fourth St. Mill Street Shelter
H-10c	Expand the Canal Housing Improvement Program citywide to enable the rehabilitation of rental housing	Ongoing	Ongoing	Redevelopment staff worked with four non-profit housing groups on a minimum of six projects. In all cases the cost of the units required a larger subsidy than the tax increment funding available on a pay as you go basis. In most cases the subsidy exceeded the bonding capacity of the Agency. The Agency – Bridge agreement runs through June, 2009, and Bridge continues to make offers to developers under the CAHIP programs.
H-10d	Expand the Canal Affordable Safe and Healthy Housing program city-wide to facilitate rehabilitation loans	Ongoing	Ongoing	See H-9 (a). Redevelopment staff continued to market the program through real estate community, community development counter and code enforcement referrals, resulting in 15 owners expressing interest in the program. Current low interest rates for private rehabilitation loans, the requirement for the payment and paperwork of prevailing wage and the rent limits resulted in no projects 2005-06.
H-10e	Retain mobilehome housing	Ongoing	Ongoing	The City has continued to defend its Mobilehome Rent Stabilization Ordinance in a seven-year old federal court constitutional challenge initiated by one of the mobilehome park owners. In 2006, the court granted the plaintiff's request to amend their complaint and the action is now set for trial on April 9,

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
				2007.
H-11a	Continue apartment inspections.	Ongoing	Ongoing	Apartments inspected on a three-year cycle. HCD grant for $106,897 for code enforcement completed December 2006. 1,116 apartment units were inspected in 2006. A full time Fire Inspector position was assigned to the Code Enforcement section in November 2006.
H-11b	Coordinate City departments to ensure compliance with health and safety codes; provide info about rehabilitation loan programs	Ongoing	Ongoing	Interdepartmental Development Coordinating Committee meetings held bi-weekly to review all development submittals and other matters of interdepartmental concerns. Attending departments include Fire, Police, Building, Planning and Public Works.
H-11c	Coordinate with other organizations to provide rehabilitations loans and grants	Ongoing	Ongoing	In 2005 and 2006, Redevelopment staff worked with and provided funding for rehabilitation programs provided by the Marin Housing Authority, Ritter House and Marin Center for Independent Living.
H-11d	Work with service organizations to assist homeowners with house maintenance	Ongoing	Ongoing	In 2005 and 2006 City staff participated in Rebuilding Together projects to rehabilitate two units each year. In addition, Code Enforcement staff involves County Mental Health staff on cases where property owners need assistance with maintenance.
H-11e	Pursue funding for housing conservation and rehabilitation	Ongoing	Ongoing	During this period, the Marin Center for Independent Living Accessibility Modification program and the Marin County Housing Authority Rehabilitation loan program have continued to use the CDBG funds previously allocated. In 2005 and 2006, Redevelopment staff met with Wells Fargo Bank representative to discuss Community Reinvestment opportunities in San Rafael.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
H-12a	Abate illegal units	Ongoing	Ongoing	Planning assistance is provided to property owners who want to legalize units built without required permits. Units that cannot meet City building and zoning regulations are abated. In 2005, nine illegal second units were abated. In 2006, eight illegal units were abated.
H-13a	Ensure compliance with ADA requirements	Ongoing	Ongoing	Building Division holds regular "Coffee and Codes" meetings with design and construction industry members to discuss ADA requirements. The City's ADA consultant reviewed plans on an as-needed basis. Building staff reviews residential plans for compliance with State accessibility requirements. Staff developed a standardized set of forms to streamline the review of disabled accommodation complaints. In addition, the department established a timetable for review and staff duties to ensure timely and complete responses. July-December 2005, six complaints were received; four were closed, one was unfounded, and one served with notice and order by Code Enforcement. In 2006, 13 complaints were received, 2 were closed, nine were unfounded, and 2 were served with a notice and order by Code enforcement.
H-13b	Revise Zoning Ordinance re: providing reasonable accommodations for the disabled	2005	Completed	Ordinance adopted by Council December 2005.
H-14a	Allow manufactured housing	Ongoing	Completed/ Ongoing	No applications received during the reporting period.
H-14b	Update live/work regulations in the Zoning Ordinance	2006	Completed	Completed 2004 with adoption of zoning amendments.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
H-14c	Promote SRO units through zoning incentives	2006	Completed	Completed 2004 with adoption of zoning amendments.
H-14d	Allow co-housing and other cooperative housing arrangements	Ongoing	Ongoing	No inquiries received during the reporting period.
H-15a	Support Shared Housing project	Ongoing	Ongoing	No inquiries received during the reporting period.
H-16a	Support efforts by local jurisdictions and organizations to provide emergency housing	Ongoing	Ongoing	Redevelopment Agency provided funding for the Ritter House emergency housing program, Homeward Bound and St. Vincent de Paul.
H-16b	Encourage good neighbor relations between neighborhood groups and emergency shelters and residential care facilities	Ongoing	Ongoing	No neighborhood meetings requested during the reporting period.
H-16c	Update as needed zoning regulations for residential care facilities	Ongoing	Completed	In December, 2005, the zoning definitions of 'small' and 'large' residential facilities were updated to comply with State law.
H-16d	Consider revisions to zoning to include shelters as a permitted use in some commercial and industrial districts.	2006	No Action	No funding available.
H-17a	Amend Zoning Ordinance re: regulations for assisted living senior housing	2004	Progress	Zoning Code amendment being prepared for adoption in 2007.
H-17b	Designate affordable senior housing as a priority project in the PSP resolution	2004	Completed	Completed 2004 with adoption of Resolution 11666.
H-17c	Assist older residents to 'age-in-place.'	Ongoing	Ongoing	Police, Fire, Code Enforcement, and Community Services programs continued through the reporting period.
H-18a	Encourage residential development	Ongoing	Ongoing	See information below.

Between July 2005 and December 2006, City and Redevelopment Agency staff met with developers and property owners about potential housing. These meetings involved ten sites in 2005, and at 13 sites in 2006:

- Hillside single-family lots
- Conversion of office to residential
- Redevelopment of office or retail to residential
- Undeveloped portions of existing commercial sites

The following activities were conducted on the potential housing sites listed in Appendix B of *General Plan 2020.*

Site	Activity
Single-family Sites	In 2005, two applications pending for development with 21 units. In 2006, six applications were submitted, for 16 units.
Second Units	Zoning amendment adopted for consistency with State law. Three community "how-to" workshops were conducted by Community Development staff in 2005; another four workshops were held in 2006. In 2005-06, 22 second dwelling units were approved.
Medium/High Density Sites	225 Picnic Ave. No action. Former San Rafael Sanitation District site. No action. Lincoln Avenue site (adjacent to CalTrans site). 1867 Lincoln application for 16 units approved. Elks Club. Staff completed study necessary for tax-exempt financing. Consultations continue. Historic resource analysis completed 2006. Developer purchased an option for housing on the site. San Rafael City Schools' Corp Yard site. School district staff focused on completing district's school construction projects at various sites. Other: ❒ 524 Mission (15 units). EIR (State CEQA requirement to review potential historic status) is underway.
Downtown Sites	924 B Street. 13 units approved, and building permit issued December 2005. Permit expired 2006. City staff has contacted developer about a possible new project. San Rafael Corporate Center. In 2005, new property owner consulted the City about revising the office approvals to allow high density residential development. The City supported the change, however, in 2006, the property was put back on the market for sale. 809 B Street. Planning application for four units is under review. Other: ❒ 1203 Lincoln. 36-unit project approved by City Council 2006. ❒ 820 D Street. 13-unit project approved by Planning Commission 2006. ❒ 1002 Second Street. 7-unit project under review. ❒ City and Redevelopment staff met with property owner and potential developers of Salute Restaurant site (destroyed by fire).
Public Parking Lots Downtown.	No inquiries for air rights use.
Loch Lomond Marina	In 2006, an EIR was being prepared for 84-unit project (potential wetlands, aesthetics and visual impacts)
Neighborhood Commercial Sites	In 2004, zoning ordinance amendment adopted to remove mixed use FAR constraint, and to allow an additional six feet of building height for mixed use development in this district. No action.
Dominican University	University is focused on construction of new Science building and design of a campus chapel. No action regarding residences.
Marin Square	Application for 120 units submitted October 2005. Application withdrawn in 2006 due to State's CEQA EIR requirement for traffic impacts.

Ind./Light Ind. Area at Davidson Middle School	Rezoning completed 2004. No inquiries.
General Commercial District in Northgate Town Center	The owner of Northgate Mall met with City staff in spring 2005 about a proposed rehabilitation project that would include a new residential component. Staff referred the owner to several non-profit housing providers, and encouraged submittal of an application. In 2006, Redevelopment staff sent two letters requesting progress report.
Office District in Northgate Town Center.	The owner of two office developments consulted in 2005 with planning staff about conversion to residential use. In 2006, the same owner consulted with current planning staff about conversion of office to residential use.
Lincoln Ave. Park & Ride Lot	No action.
Medway/Vivian Area	Zoning ordinance map amendment adopted November 2004 to expand the Neighborhood Commercial zoning district, and allow medium density/mixed used housing in the area. No inquiries from property owners in 2005-06. Efforts underway to improve the neighborhood and make more appealing for housing development include: • receipt of a $900,000 grant for streetscape improvements from the Metropolitan Transportation Commission's Transportation for Livable Communities program. Phase I (undergrounding) to go out to bid in winter 2006, and • receipt of a $60,000 grant by Marin County from the Metropolitan Commission to prepare a Community-Based Transportation Plan for the Canal Neighborhood. The joint City/County Planning project began fall 2005, and was completed fall 2006.
Other sites (not designated as Housing Opportunity Sites)	• 33 San Pablo. Property owner consulted with planning and redevelopment staff about a potential 90+ unit housing application. • Hotel sites. Property owners of three different hotel sites discussed the potential of converting to residential use.

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
Implementing Program #	**Program Summary**		**Status**	
H-18b	Approve projects at the mid- to high range of zoning densities, unless there are certain constraints	2004	Ongoing	All residential-only projects approved during the reporting period were at the mid- to high-range of the zoning density.
H-18c	Rezone Brookdale Ave. lots to high density residential	2004	Completed	In 2004, the City Council adopted zoning ordinance and map changes to allow higher density residential use on seventeen parcels in the vicinity of Brookdale Avenue.
H-18d	Rezone commercial sites to allow mixed use	2004	Completed	In 2004, the City Council adopted zoning ordinance and map changes to allow residential use in the following zones: • Amendments to the Office, General

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
				Commercial, Francisco Boulevard West and Commercial/Office districts to allow mixed-use development, including housing at high densities, • Amendments to the Marine-Related district to allow mixed-use development, including housing at medium density, • Amendment to the Office and Hetherton Office districts to allow residential-only development, • Amendment to the Neighborhood Commercial district to increase allowable building height to 36 feet to encourage mixed-use residential development • Expansion of the Neighborhood Commercial district at the Loch Lomond Marina to increase housing potential, and Rezoning of nine properties in the vicinity of Medway Road and Vivian Place from the Core Canal Industrial/Office district to Neighborhood Commercial to encourage mixed use development with housing at medium density.
H-18e	Rezone public/quasi-public lots (including school sites) to residential districts	2004	Completed	In 2004, the City Council adopted zoning ordinance and map changes to allow residential use on sites zoned Public/Quasi-Public.
H-18f	Evaluate the feasibility of air rights development and consider zoning incentives	Long term (2014)	Progress	No inquiries for air rights use. In 2006, San Rafael chosen as a case study for smart growth parking policies. The study focus is the feasibility of redeveloping public parking lots for mixed public parking/ residential use. Consultant work began fall 2006.
H-18g	Consider revisions to the parking standards	2006	Ongoing	a) The Traffic Coordinating Committee reviews individual and neighborhood requests for

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
				parking improvements and/or restrictions.
			No action	b) Review of parking requirements near a transit stop is pending implementation of the rail transit project. Sales tax measure to be on the ballot November 2008.
			Completed	c-e) Tandem parking is permitted in Downtown residential projects and for second units; and compact parking and shared parking for mixed use are permitted as well.
			No action	f) A parking reserve has not been necessary in projects reviewed during the timeframe.
			Completed	g) Bicycle parking is a zoning requirement.
			Completed	Other: The City Council adopted parking regulations consistent with the State's Density Bonus law.
H-18h	Provide developers a consultation to identify potential design and/or zoning considerations for proposed projects	Short term (2009)	Ongoing	In 2005, current planning staff provided, by request, in-depth consultations with five separate developers about potential projects.
H-18i	Lobby MMWD to reduce fees for affordable housing	Short term (2009)	Progress	In 2006, staff coordinated with Marin County staff regarding lobbying for fee reductions from local utility agencies for second units. Fee reductions achieved at San Rafael Sanitation District and Central Marin Sanitation District. City and County staff approached Marin Municipal Water District in fall 2006 for a reduction in hookup fees for second units.
H-19a	Adopt Affordable Housing Ordinance	2004	Completed	Completed 2004 with adoption of zoning amendments.
H-20a	Require resale controls on ownership BMR units	Annually	Ongoing	In 2006, the Agency contracted with legal counsel to completely update and revise the BMR resale regulations and administrative procedures. The new documents include a Deed of Trust requiring financial institutions to

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
				request City approval prior to making any loans on BMR units. In 2006, brochures were developed explaining new requirements for residential projects, non-residential developments and the density bonus provisions of the City. In 2005-06, the Redevelopment Agency continued with ongoing administrative duties to enforce existing resale controls.
H-20b	Require ongoing reporting for BMR rental projects	Annually	Ongoing	Redevelopment staff receives and reviews annual reporting for 30 buildings representing 642 units. Annual reporting for private rental BMR units is due in June and all properties complied in 2005 and 2006. Properties owned by non-profit organizations have different reporting dates per bond documents, etc. All non-profit organizations complied with their reporting requirements in 2005-06.
H-20c	Identify and monitor at-risk affordable rental units	Ongoing	Ongoing	Economic development staff is monitoring this issue and there are currently no at risk units at this time. Staff continued to monitor the impact of the Section 8 reductions that will have a negative impact on affordable units.
H-21a	Amend Zoning Ordinance re: State density bonus law	2004	Completed	Zoning amendment adopted December 2005. In 2006, the City Council approved 1203 Lincoln with a density bonus.
H-21b	Offer exceptions to zoning standards for density bonus development	2004	Completed	Zoning amendments adopted December 2005. Planning staff provided early design review assistance to three developers considering housing development in Downtown San Rafael.
H-21c	Offer height bonuses for affordable housing as provided in General Plan	Ongoing	Completed	The zoning ordinance offers height bonuses for projects that include affordable housing units, consistent with Land Use Element

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
				Exhibit 10. 1203 Lincoln project had a height bonus approved by the Planning Commission. The Planning Commission suggested and approved adding a fifth floor and increasing the project density from 31 to 36 units.
H-21d	Consider revisions to the parking standards	2006	Completed/ Ongoing/ No action	See H-18g above.
H-21e	Provide an exemption from Project Selection Process for affordable housing	2004	Completed	In 2004, the City Council adopted Resolution 11666 implementing this program.
H-22a	Revise Zoning Ordinance to encourage high density housing near transit service	2004	Completed	Completed 2004 with adoption of zoning amendments to allow high density housing in the vicinity of the proposed Civic Center transit rail stop. NOTE: high density housing has been allowed around the proposed Downtown rail station since 1996.
H-23a	Revise Zoning Ordinance to encourage mixed use development	2004	Completed Completed Completed/ Progress	1) In 2004, the City Council adopted a zoning amendment so that the residential component of a mixed use development is not subject to the FAR limits for that zone. 2) The Planning Commission and City Council approved zoning exceptions in the new density bonus ordinance that was adopted December 2005. 3-4) The San Rafael zoning ordinance allows reduced and shared parking based on the use mix, and permits tandem parking Downtown, as well as shared and off-site parking. Further review is pending a detailed review of parking standards.
H-24a	Adopt a Jobs-Housing Linkage Ordinance	Short term (2009)	Completed	Completed 2004 with adoption of zoning amendments.
H-24b	Seek opportunities to help employees find local housing	2007	Ongoing	2007 implementing program. Ongoing efforts include participating in the Chamber's Affordable Housing efforts, discussions with the school districts, and offering a proportion

Name of Program	Objective	Deadline in H.E.	Status of Program Implementation	
				of affordable BMR units to local employees.
H-25a	Encourage second units	Ongoing	Ongoing	Three workshops were held in 2005 about "Everything You Wanted to Know About Second Units but were Afraid to Ask." In 2006, four additional workshops were held.
H-25b	Provide assistance to property owners about adding a second unit	Ongoing	Ongoing	Current planners trained in requirements for second units, and provide ongoing counter assistance to potential applicants. Also see H-25a above.
H-25c	Promote second units	2004	Ongoing	Publicity provided for second unit workshops in City newsletter, the City's website, and the local newspapers. See H-25a above.

In addition:

- In 2005, Code Enforcement staff completed Canal Housing Inspections in the Canal neighborhood (14 apartment complexes)
- In 2006, Building Division implemented permit tracking and over-the-counter one-stop permitting.
- In 2006, Community Development staff participated in the Marin County effort to prepare *The Next Decade: Marin County's Ten-Year Homeless Plan.* (May 2006)

Proposed development. In addition to the above information through 2006, the following table shows approved projects, projects currently under review, and projects where preliminary consultations have been between the City and property owners about possible housing development.

Table D: Housing Units, Approved, Under Review or in Preliminary Consultation, 2007

	Very Low Income	Low Income	Moderate Income (1)	Affordable Housing Total	Market Rate	Total
Remaining Need	*420*	*120*	*174*	*715*	*192*	*906*
Units Approved (as of January 1, 2007)	2	7	56	65	13	78
Units Under Review, 2007	0	22	98	120	133	253
Preliminary Consultations						
Downtown	0	23	23	46	206	252
Central San Rafael	2	8	23	33	57	90
E. San Rafael	0	12	12	24	96	120
N. San Rafael	0	40	40	80	320	400
TOTAL Potential Units	4	112	252	368	825	1193
TOTAL Remaining Need	416	8	(78)	347	(633)	(287)

1) Based on market surveys, market rate rental units at higher densities (above 25 units/acre) are considered affordable to moderate income households.

With general plan policies and zoning in place, and with the projects under review and ongoing discussions between planning staff and interested developers and property owners of sites in areas shown in the Table above, the City of San Rafael has the potential to meet a substantial portion of its affordable housing needs as well as surpass its total housing needs.

Neighborhoods Element

A. Effectiveness of the Neighborhoods Element in attainment of San Rafael's neighborhood goals:

- **Distinctive Neighborhoods**
- **A Vibrant Downtown**

The San Rafael Neighborhoods Element was adopted November 15, 2004. The San Rafael Land Use Element was adopted November 15, 2004. The 2005 Annual Progress Report reports on short term (2004 – 09) implementing program activities through December 31, 2006.

Implementing Program #	Program Summary	Dept	Status	Activity
NH-1a	Prepare or update neighborhood plans (several neighborhoods listed)	CDD	No Action	
NH-2a	Revise the Zoning Ord. re: residential regulations for setbacks, height transitions, historic preservation & parking	CDD	No Action	
NH-8d	Review zoning re. parking standards and screening of parking	CDD	Completed	Program precluded in multifamily areas by State Density Bonus law.
NH-9b	Revise the Municipal Code re: use of vehicles as residences on public streets	PD	Completed	Between 10/02 and 9/06, only 13 citations were issued for sleeping in vehicles. A beat project in response to neighborhood concerns in June 2005 resulted in 3 of those citations, and greatly reduced calls for service in this neighborhood about sleeping in vehicles. Staff analysis of the calls for service regarding sleeping in vehicles determined that the current code is adequate and code revisions are not warranted at this time. As part of the annual review of fees, staff considered whether fees should be increased. This year's evaluation showed that a fee increase is not necessary.
NH-18a	Support construction of a new Downtown hotel	ED	Ongoing	In 2005, staff met with both hotel developers and several property owners Downtown to pursue a hotel.
NH-26a	Evaluate pedestrian lighting on Lincoln Ave. for safety	PW	Progress	In 2006, new signals installed at two crossings at Lincoln and Linden Lanes. Traffic Engineer inspected street lighting at crosswalks and found it to be adequate.
NH-36a	Amend the Zoning Ord. to allow more flexibility of uses in	CDD	Completed	Zoning amended November 15, 2004.

	the Hetherton Office District			
NH-36b	Support efforts to increase transit service at the Transportation Center	PW	Progress	In 2005, Transportation Authority of Marin and City received $60,000 grant for Canal transportation plan, which will include a study of access to the Transportation Center. Stakeholder Committee began meeting fall 2005, and completed plan in fall 2006. Recommendations include seeking ways to improve access from the Canal Neighborhood to the Transportation Center. In 2005-06, San Rafael selected as a case study for a 'way finding study' of Bay Area transit centers. CDD staff attended two walking tours with consultants at the Transportation Center, and received draft report. Improved information and directional signage will be installed at the center by Golden Gate Bridge and Transportation District.
NH-40a	Revise the Zoning Ord. to allow more flexibility in uses in the CSMU, 2/3 MUE and MUW Districts	CDD	No Action	
NH-54a	Expand the NC District in the Canal area	CDD	Completed	Zoning amended November 15, 2004.
NH-72a	Complete streetscape improvements in the Medway area	PW	Underway	In 2006, full funding considered as part of the Non-motorized Transportation grant program. Phase 1 (undergrounding) to begin 2007.
NH-74a	Prepare a Canal Waterway Vision and design plan for redevelopment along the Canal waterway	CDD	Progress	Grant application for funding a vision and design plan process submitted to CalTrans fall 2006.
NH-75a	Amend the Zoning Ord. to allow non-marine and residential uses in the Marine District	CDD	Completed	Zoning amended November 15, 2004.
NH-76a	Evaluate market demand for maritime uses in developing the Canal Waterfront Vision	CDD	No Action	
NH-94b	Amend the Zoning Ord. To allow additional housing opportunities near Dominican University	CDD	Completed	Zoning amended November 15, 2004.
NH-95a	Rezone publicly-owned properties on Gold Hill Grade to Open Space	CDD	Completed	
NH-98a	Encourage landscaping and sound-deadening materials on sound wall for the Hwy. 101 Gap Closure project	PW	Progress	City received State grant of $128,000 to landscape east side of 101 soundwall adjacent to the Dominican/Black Canyon neighborhood. In 2006, Caltrans began construction on HOV lanes.
NH-119a	Rezone the Marin Bay Islands to Open Space	CDD	Completed	Zoning amended November 15, 2004.
NH-126a	Work with the School District to improve access to San	PW	Completed	

	Rafael High School			
NH-130a	Increase commercial parking in the Montecito area.	CDD	No Action	
NH-150a	Initiate dredging of the Smith Ranch Pond	CDD	Progress	In Fall 2006, application submitted for State grant for restoration project at Smith Ranch Pond.
NH-156a	Revise the Zoning Ord. to protect Eichler homes	CDD	Completed	Eichler-overlay zoning adopted.
NH-163a	Create a skate park and teen center in North San Rafael	CDD	Completed	New skate park opened in North San Rafael

Community Design Element

A. Effectiveness of the Community Design Element in attainment of San Rafael's community design goals:

- **A Beautiful City**

The San Rafael Community Design Element was adopted November 15, 2004. The San Rafael Land Use Element was adopted November 15, 2004. The 2005 Annual Progress Report reports on short term (2004 – 09) implementing program activities through December 31, 2006.

Implementing Program #	Program Summary	Dept	Status	Activity
CD-1b	Prepare neighborhood or corridor plans to identify desired design qualities	CDD	No Action	
CD-3a	Consider revisions to the single-family design review process to address major ground floor additions and renovations	CDD	No Action	
CD-3b	Zoning Ord. changes re: residential development standards (height limits, setbacks, building size, etc.)	CDD	No Action	
CD-3c	Revise Design Guidelines to identify design elements and unique neighborhood qualities	CDD	No Action	
CD-4a	Provide public information re: historic resources	CDD	Progress	In 2005-06, historic resource evaluations prepared for four proposed development sites.
CD-4b	Revise Design Guidelines or Zoning Ord. to provide incentives for adaptive re-use of historic buildings	CDD	No Action	
CD-4c	Revise Sign Ord. to allow ID plaques for historic structures	CDD	No Action	
CD-4d	Revise Design Guidelines to define appropriate changes to historic structures	CDD	No Action	
CD-5a	Prepare a Canal Waterway Vision and design plan for redevelopment along the Canal waterway	CDD	Progress	In 2006, grant application submitted to CalTrans for funding for a vision/design plan for Canal waterfront.
CD-10b	Revise Design Guidelines to better address building patterns and transitions between districts or different building types/scale	CDD	No Action	

CD-10c	Create a portfolio showing examples of good building design	CDD	No Action
CD-11a	Revise Design Guidelines to better address building patterns and transitions between districts or different building types/scale	CDD	No Action
CD-12a	Revise Design Guidelines and the Zoning Ord. to address desired landscape improvements	CDD	No Action
CD-15a	Reevaluate notification procedures (posting, noticing occupants), improve handouts	CDD	Complete
CD-15b	Reevaluate thresholds for triggering design review process	CDD	No Action
CD-18a	Reevaluate zoning landscape provisions	CDD	No Action
CD-19b	Develop lighting guidelines and require submittal of lighting plans for parking lot improvements or other new lighting	CDD	No Action
CD-20a	Update the Sign Ordinance	CDD	Complete
CD-21a	Revise the Zoning Ord.re: parking lot landscape requirements	CDD	No Action

Economic Vitality Element

A. Effectiveness of the Economic Vitality Element in attainment of San Rafael's economic vitality goals:

- **A Sound Economy**
- **A Range of Goods and Services**
- **Distinctive Business Areas**
- **Creative Infill**

The San Rafael Economic Vitality Element was adopted November 15, 2004. The San Rafael Land Use Element was adopted November 15, 2004. The 2005 Annual Progress Report reports on short term (2004 – 09) implementing program activities through December 31, 2006.

Implementing Program #	Program Summary	Dept	Status	Activity
EV-2e	Adopt a street vendor ordinance	CDD	Complete	
EV-7a	Promote green business practices and the County's Green Business Certification Program	CDD	Progress	In 2006, Green Building Ordinance drafted.
EV-8a	Maintain industrial zoning	CDD	Ongoing	
EV-8b	Assist in creation of a day laborer center	CM	No Action	
EV-11a	Revise the Zoning Ord. re: home occupation regulations	CDD	No Action	
EV-13a	Revise the Zoning Ord. to strengthen different business areas	CDD	No Action	
EV-15b	Encourage neighborhood upgrades	CDD	Progress	In 2006, Loch Lomond application, which includes site improvements and retail services for the neighborhood, under review.
EV-17a	Review the planning application pre-submittal process and notification procedures	CDD	No Action	

In addition:

- In 2005, 400-car parking structure opened in Downtown.
- In 2005-06, Redevelopment staff analyzed Francisco Blvd. West redevelopment area for future projects, impacts and mitigations, and worked with ILM re. relocation plans and re-tenanting of building.
- San Rafael Corporate Center alternatives were discussed, including a hotel.

- Best Buy under construction in 2006.
- In 2006, staff worked with West End businesses on plans to improve the area, Kimball's nightclub permit was approved, and construction began for new Downtown music club.

Circulation Element

A. **Effectiveness of the Circulation Element in attainment of San Rafael's Circulation goals:**

- **A Leadership Role in Transportation**
- **Mobility for All Users**
- **A Safe and Efficient Street System**
- **Connections Between Neighborhoods**
- **Bikeways**
- **Pedestrian Paths**
- **Adequate Parking**

The San Rafael Circulation Element was adopted November 15, 2004. The San Rafael Land Use Element was adopted November 15, 2004. The 2005 Annual Progress Report reports on short term (2004 – 09) implementing program activities through December 31, 2006.

Implementing Program #	Program Summary	Dept	Status	Activity
C-2a	Support local transportation tax	CDD	Complete	Measure A passed in November 2004.
C-11e	Zoning Ordinance changes re: bicycle parking requirements and preferential parking for carpools	CDD	No Action	
C-20a	Work with SMART re: future station designs	PW	Progress	In 2005, staff gave two tours of the Downtown station to MTC officials, and worked with consultants to analyze traffic impacts and operation concepts. In fall 2005, city staff reviewed DEIR for SMART project, including impacts of station development at the Civic Center and in Downtown. In 2006, funding measure failed, garnering 65.3% approval, but failing to achieve 66% needed for passage. Measure anticipated to be on the ballot in 2008.
C-26c	Zoning Ordinance changes re: bicycle parking requirements	CDD	No Action	
C-27b	Create prioritization for maintenance of existing pedestrian facilities (e.g., sidewalks)	PW	Progress	Public Works evaluated sidewalks citywide. Sidewalks are repaired based on available funding.
C-33b	Consider additional commuter parking near the Downtown Transportation Center	PW	No Action	

In addition:

- In 2004, implemented PICASO Pedestrian Safety program seven times in Downtown and Lincoln Avenue areas, began a joint planning project with the Transportation Authority of Marin, funded by a $60,000 grant from MTC, to identify and prioritize transportation improvements in the Canal, and worked with Bahia Vista, Gallinas and Sun Valley schools on Safe Routes to School improvement projects.
- In 2006, added professional staff in the Traffic Engineering Division, installed new traffic signals at Lincoln/Linden, Northgate/Los Ranchitos, Nova Albion/Las Gallinas, and Nova Albion/Arias; continued oversight of Caltrans' HOV gap closure project with the Francisco Blvd. West relocation phase completed ahead of schedule, and completed traffic impact studies for Marin Airport, Target, Marin Square and Loch Lomond planning applications.

Infrastructure Element

A. Effectiveness of the Infrastructure Element in attainment of San Rafael's Infrastructure goals:

- **Sound Infrastructure**

The San Rafael Infrastructure Element was adopted November 15, 2004. The San Rafael Land Use Element was adopted November 15, 2004. The 2005 Annual Progress Report reports on short term (2004 – 09) implementing program activities through December 31, 2006.

Implementing Program #	Program Summary	Dept	Status	Activity
I-6c	Develop a sidewalk repair program	PW	Ongoing	City monitors sidewalk conditions and makes temporary repairs as needed. Once a year, City contracts about $100,000 for permanent repair of sidewalks as needed.
I-8b	Require street trees, and consider mitigation for tree removal	PW	No Action	
I-8c	Seek diversified funding for street tree maintenance	PW	No Action	
I-8d	Revise the Municipal Code to require maintenance of landscaping encroaching onto the City right-of-way	PW	No Action	
I-12a	Support consolidation of service providers (sanitary sewer, fire, etc.) in San Rafael's Planning Area during LAFCO review	CM	Progress	In 2005, refuse and recycling franchises unified for City of San Rafael. In 2006, LAFCO study adopted regarding service provisions with no recommendations for consolidations. Contract negotiations completed with Marinwood for fire services agreement.
I-14c	Adopt a Telecommunications Ordinance	MS	Completed	

In addition:

- In 2005, initiated comprehensive Storm Drain Assessment Program to assess the current state and future rebuilding and maintenance needs of San Rafael's storm drain system.
- Survived 12/31/05 storm with minimal flooding.

Governance Element

A. Effectiveness of the Governance Element in attainment of San Rafael's Governance goals:

- **Diversity**
- **Community Participation**
- **Educational Excellence**
- **Support for Care Providers**
- **Funding for City Services**

The San Rafael Governance Element was adopted November 15, 2004. The San Rafael Land Use Element was adopted November 15, 2004. The 2005 Annual Progress Report reports on short term (2004 – 09) implementing program activities through December 31, 2006.

Implementing Program #	Program Summary	Dept	Status	Activity
G-9b	Recognize their service and debrief outgoing Board and Commission members	ALL	Progress	Outgoing members recognized by City Council resolution. In addition, ❒ Outgoing **Planning Commissioners** recognized at final meeting. ❒ The **Fire Department** has 5 Fire Commissioners whom hold monthly meetings with one Commissioner as Chair. One commissioner has stated she will net seek another term and for that reason, the Council is seeking a replacement to start April 1, 2007. The Commissioners are briefed on the status of Fire Department issues and Operations and have been actively involved in Paramedic Tax Measures and Vegetation Management Literature and Homeowners Association participation to manage vegetation as a group. The Commission provides advice and recommendations and communicates with the City Council through the Mayor and the City Manager. The Commission meets al all 6 Fire Stations approximately twice a year and discusses issues and concerns with on duty Fire Department Personnel. Their meeting dates and times are posted. ❒ The **Pickleweed Advisory Board** was formally adopted as a

				City appointed Board in July 2006. The Board advises the Park and Recreation Commission related to issues surrounding the Pickleweed community Center and Library as well as Pickleweed Park. One member of the Advisory Board retired in February. Nancy Rosa was recognized by City Council Resolution for her work on the Board and for the community. She was debriefed by staff and Councilmember Cyr Miller No other Board or Commission members have left service this year.
G-12b	Publicize voting results on the City's website	CC	Ongoing	Measure P, City of San Rafael Paramedic Special Tax Rate Increase and Appropriations Limit Increase, was on the ballot November 2006. The measure stated: "To protect lifesaving paramedic services by maintaining rapid response times, providing advanced heart attack treatment, and keeping trained paramedics on fire engine companies, shall San Rafael Municipal Code Chapter 3.28 be amended to permit phased increases, up to $24.00 above the current rate on residential units, and up to $.03 per square foot above the current rate on non-residential structures; and, shall San Rafael's appropriations limit be correspondingly increased?" Election results were available at: http://www.co.marin.ca.us/depts/RV/main/index.cfm
G-18c	Revise the Zoning Ord. re: regulations for group homes and transitional housing	CDD	Completed	Group home definition revised to be consistent with State law in zoning amendment of December 2005.
G-24b	Consider new revenue sources	CM	Progress	Community outreach on budget issues Spring 2005. Sales tax measure for City services on November 2005 ballot passed by voters by 71%.

In addition:

- Published Volunteer Program Guidelines and Procedures.

Cultural Affairs Element

A. Effectiveness of the Cultural Affairs Element in attainment of San Rafael's Cultural Affairs goals:

- **Quality Cultural and Library Services**
- **Protected Cultrual Heritage**

The San Rafael Cultural Affairs Element was adopted November 15, 2004. The San Rafael Land Use Element was adopted November 15, 2004. The 2005 Annual Progress Report reports on short term (2004 – 09) implementing program activities through December 31, 2006.

Implementing Program #	Program Summary	Dept	Status	Activity
CA-1a	Support local cultural organizations in developing a Culture and Arts Vision	CS	Progress	Staff conducted background research needed to prepare a work program for visioning process. In 2005, staff conducted background research needed to prepare a work program for visioning process. In 2006, a subcommittee of the Park and Recreation Commission met to define the scope of the planning process.
CA-1b	Locate places to market cultural programming in the city	CS	Progress	Promotion of City Plaza as event location. Managed the City's web page regarding event and movie locations. Staff formulating policy for use of Albert Park stadium as an event venue. In 2005, staff facilitated temporary outdoor art installations on public sites throughout the downtown area. In 2006, work continued with Marin Arts Council to design space and programs that feature cultural arts at the newly opened Pickleweed Park Community Center and Library.
CA-2a	Identify funding sources for preparation of an Arts Plan	CS	No Action	
CA-6a	Adopt a resolution re: community contributions of art	CDD	No Action	
CA-8a	Support efforts to renovate Marin Center	CM	Progress	Staff attended focus group, and monitored development of conceptual plan. Funding efforts now underway.
CA-9a	Update the Falkirk Master Plan and Strategic Plan	CS	Progress	In 2005, the Falkirk Heritage Foundation, a volunteer group seeking 501-C3 status, organized to support fundraising opportunities. In 2006, Falkirk Cultural Center roof repair, parlor restoration, dining room restoration completed.
CA-11a	Complete the Library Facility Study	LIB	Completed	Feasibility Study completed. Funding options being explored.

				Nonprofit Foundation formed to raise funds.
CA-13a	Update the Historical/Architecture Survey	CDD	No Action	
CA-13b	Update the Historic Preservation Ordinance	CDD	Progress	Review of development involving an historic landmark structure or proposals for designation of historic buildings/districts transferred to the Planning Commission in 2005.
CA-13c	Establish a historical advisory committee or provide consultant assistance in reviewing applications to modify historic structures	CDD	Ongoing	Historical consultant available to review housing redevelopment involving building over 50 years old, per CEQA requirements.
CA-14a	Use State Historical Building Code for adaptive reuse of historic structures	CDD	Ongoing	Adopted. No requests for adaptive reuse.
CA-14b	Revise Design Guidelines or Zoning Ord. to provide incentives for adaptive re-use of historic buildings	CDD	No Action	

In addition:

- In 2005, Friends of Library located into on-site structure next to library.

Parks and Recreation Element

A. Effectiveness of the Parks and Recreation Element in attainment of San Rafael's Parks and Recreation goals:

- **Parks and Programs for All**

The San Rafael Parks and Recreation Element was adopted November 15, 2004. The San Rafael Land Use Element was adopted November 15, 2004. The 2005 Annual Progress Report reports on short term (2004 – 09) implementing program activities through December 31, 2006.

Implementing Program #	Program Summary	Dept	Status	Activity
PR-3a	Develop or update individual park plans	CS	Progress	In 2005, updated Sun Valley Park, and launched project to update Victor Jones Park. In 2006, updated plans for Terra Linda Community Center and Park; Jean and John Starkweather Shoreline Park; Sun Valley Park; and Santa Margarita Park.
PR-4a	Provide additional all-weather playing fields	CS	Progress	In 2005, preliminary investigation on installation at SRHS, but School unable to proceed. In 2006, all-weather playing field installed at Terra Linda High School by the School District.
PR-5a	Update citywide recreation needs survey	CS	Progress	In 2006, trial survey distributed in the Recreation Guide; very limited response.
PR-6a	Prepare plans and improve community center facilities (Pickleweed and San Rafael)	CS	Progress	In 2006, Pickleweed Park Community Center and Library complete and re-opened after an $8.5 million renovation. Terra Linda: master planning improvements to entries, sidewalks, and adjacent path of travel; doors replaced At San Rafael Community Center, major electrical renovation completed.
PR-7a	Prepare plans and improve community parks (Gerstle, Pickleweed and Shoreline)	CS	Progress	In 2005: South Pond segment of Starkweather Shoreline Park complete. Pickleweed Park restoration underway. Albert Park tennis courts resurfaced. In 2006, South Pond segment of Starkweather Shoreline Park complete. Other improved park sites include Sun Valley, Santa Margarita, and Pickleweed parks.

Implementing Program #	Program Summary	Dept	Status	Activity
PR-7b	Support creation of the Marin History Museum	CM	Progress	Planning permit approved in 2002, and has expired. Museum board considering options for construction or relocations.
PR-8a	Prepare plans and improve neighborhood parks (Bret Harte, Freitas, Ranchitos, Riviera, Santa Margarita, Schoen and Sun Valley)	CS	Progress	In 2005: Ranchitos Park opened. Bret Harte Park seating installed; Freitas Park community clean up scheduled for Spring 2006; Ranchitos Park under construction; Santa Margarita Restroom Replacement under design; Sun Valley Park Access Improvement Project under design.
PR-11a	Explore opportunities for use of high school and/or Dominican University pools	CS	No Action	
PR-13a	Revise the Zoning Ord. to allow floor area exemptions for projects which provide public recreational facilities	CDD	No Action	
PR-16a	Encourage efforts of community groups to establish community gardens	CS	Progress	In 2006, supported coalition of non-profit organizations to design, install and manage several garden sites in the Canal Neighborhood
PR-23a	Seek new funding sources for park development and maintenance	CS	Progress	In 2006, recommendation made that proposed recreation amenities at the Village at Loch Lomond development will be supported through a Mello- Roos District.
PR-24a	Consider revising park in-lieu fee ordinance to assess rental housing developments	CS	No Action	

In addition:

- In 2005, San Rafael Corporate Center alternatives were discussed which included a fitness club with community pool; the URM building at Marin Bocce courts was demolished, and efforts began to pursue possible partnerships for sports fields at San Rafael City Schools.
- In 2006, the buildings adjacent to Marin Bocce Complex have been retrofitted and renovated to accept indoor bocce courts, and the School District indicated that it does not support partnerships for field development.

Safety Element

A. Effectiveness of the Safety Element in attainment of San Rafael's safety goals:

- **A Safe Community**

The San Rafael Safety Element was adopted November 15, 2004. The San Rafael Land Use Element was adopted November 15, 2004. The 2005 Annual Progress Report reports on short term (2004 – 09) implementing program activities through December 31, 2006.

Implementing Program #	Program Summary	Dept	Status	Activity
S-9a	Make a list of high priority structures to inspect after a major earthquake	CDD	Progress	In 2006, work began on preparing a list of high priority structures.
S-11a	Survey industrial facilities within 1/4 mile of schools for hazardous materials	CDD	No Action	
S-13 b	Require remediation and cleanup on sites where hazardous materials have impacted soil or groundwater	FD	Ongoing	Required through project review. In 2004-5, one underground storage tank site received closure. Many sites are undergoing work; no further action letters issued. The Fire Department maintained up to date inspection and remediation work on impacted sites until the program was fully transferred to the California Water Resources Board in February 2006. In 2006, the Department communicated with the California Water Resources Board when questions arose from projects it previously managed and to assist persons who had questions about the status of projects or how to process a new project. The Department remains capable to communicate with the Board when conflict may arise to assist with resolution of local issues of concern.
S-38a	Adopt State-required code updates	FD	Progress	The Department is waiting for the State of California to adopt the California Codes and will work in conjunction with Community Development to adopt these codes that will be mandated after State adoption. We anticipate adoption of newly mandated California Codes prior to the End of 2006. In 2006, this project was transferred to the Building Official who works under direction of the Community Development Director. At this time the Community Development Department plans to adopt the 2008 Codes that will contain many revisions involving construction within areas

identified as Wildland Urban Interface Areas.

In addition:

- Critical Facilities Committee was formed in September 2004; scope includeds recommended seismic and modernization projects and possible funding mechanisms
- MERA public safety communications system went live January 2004.
- SWAT began specialized Homeland Security training with the Sheriff's Department and other Marin County agencies.
- San Rafael's Mental Health Liaison Program selected for a Helen Putnam Award for Excellence in Public Safety.
- In 2006, City Council decertified San Rafael as a CUPA agency, and transferred authority to the County of Marin.

Noise Element

A. Effectiveness of the Noise Element in attainment of San Rafael's Noise goals:

- **Acceptable Noise Levels**

The San Rafael Noise Element was adopted November 15, 2004. The San Rafael Land Use Element was adopted November 15, 2004. The 2005 Annual Progress Report reports on short term (2004 – 09) implementing program activities through December 31, 2006.

Implementing Program #	Program Summary	Dept	Status	Activity
N-6b	Revise the Zoning Ord. to allow residential mixed use in non-residential districts	CDD	Complete	
N-6c	Coordinate with other agencies to achieve noise reduction on freeways, Pt. San Pedro Road and SMART line	CDD	Progress	DEIR for SMART project released in November 2005 identified potential for Quiet Zones in San Rafael.
N-6f	Encourage noise mitigation in Gap Closure project	PW	Progress	

Open Space Element

Open Space goal is: Protected Open Space

There were no short term (2004 – 09) implementing programs in the Open Space Element.

Successful programs 2005-06 included:

- Campsite Eradication program continued, helping to eliminate fire danger.
- City support of volunteer efforts to clear invasive vegetation in open space areas.

Conservation Element

A. Effectiveness of the Conservation Element in attainment of San Rafael's Conservation goals:

- **Protected Habitat**
- **Resources Used Wisely**

The San Rafael Conservation Element was adopted November 15, 2004. The San Rafael Land Use Element was adopted November 15, 2004. The 2005 Annual Progress Report reports on short term (2004 – 09) implementing program activities through December 31, 2006.

Implementing Program #	Program Summary	Dept	Status	Activity
CON-18a	Adopt ordinance requiring greater energy conservation in larger single-family homes	CDD	Progress	In 2006, staff began work on a green building ordinance for residential construction.
CON-18b	Revise Zoning Ord. and Building Code to remove barriers to resource efficiency	CDD	Progress	In 2006, staff began work on a green building ordinance for residential construction.
CON-18e	Encourage use of LEED standards re: energy conservation	CDD	Progress	In 2006, staff began work on a green building ordinance for residential construction.
CON-19a	Encourage means to encourage energy production such as photovoltaic cells	CDD	Progress	In 2006, staff began work on a green building ordinance for residential construction, including reduction of plan check fees and building fees for photovoltaic systems.
CON-21b	Support Marin Sanitary in locating recycling receptacles in high pedestrian areas	CM	No Action	
CON-21c	Consider expansion of recycling collection to apartments and nonresidential buildings	CM	No Action	
CON-23a	Encourage vanpools/carpools for city employees	CDD	Progress	In 2005, vanpool program started for city employees.
CON-24a	Pursue certification of the City as a Marin Green Business; Review ways to improve recycling and resource-efficient purchases in City government	CDD	No Action	
CON-25a	Evaluate backup energy provisions at critical city facilities	PW	Progress	In 2006, staff began preliminary evaluations of energy facilities at City Hall, the Corp Yard and all pumping stations.

In addition:

- In 2005, park staff developed training module on solar controllers for new solar and weather-driven irrigation systems.
- Volunteer program initiated 'San Rafael clean' litter prevention and recycling program in winter 2005.
- In 2006, City partnering with ICLEI staff to audit green house emissions from City structures.

Air and Water Quality Element

A. Effectiveness of the Air and Water Quality Element in attainment of San Rafael's Air and Water Quality goals:

- **Clean Air and Waterways**

The San Rafael Air and Water Quality Element was adopted November 15, 2004. The San Rafael Land Use Element was adopted November 15, 2004. The 2005 Annual Progress Report reports on short term (2004 – 09) implementing program activities through December 31, 2006.

Implementing Program #	Program Summary	Dept	Status	Activity
AW-3a	Consider Zoning Ord. changes to implement the Bay Area Air Quality Mgmt. District's "Design Strategies for Encouraging Alternatives to Auto Use Through Development Review" or subsequent standards	CDD	No Action	
AW-4b	Implement Model Woodsmoke Ordinance to restrict installation of new wood-burning fireplaces	CDD	Progress	In 2006, staff began work to prepare a draft woodsmoke ordinance.

GENERAL PLAN 2020 MONITORING AND REPORTING PROGRAM

Each required mitigation measure for *General plan 2020* must be implemented. A monitoring and reporting chart is attached to this report. This chart provides the following information and direction for use.

California Government Code section 65400 provides that after adoption of a plan, such as *General Plan 2020,* the planning agency provide an annual report on the status of the plan and progress in its implementation, including the progress in meeting its share of regional housing needs.

The CEQA Guidelines (section 15097) state in part where the project at issue is the adoption of a general plan . . ., the monitoring plan shall apply to policies and any other portion of the plan that is a mitigation measure or adopted alternatives. The monitoring plan may consist of policies included in plan-level documents. The annual report on general plan status required pursuant to the Government Code is one example of a reporting program for adoption of a city or county general plan.

In the following chart, the status of the Final EIR mitigation measures is described in the fourth column.

Mitigation Measure	Responsible Agency	Action Date	Progress
Mitigation Measure IV.3-3 The following wording should be added to Program **AW-2a Sensitive Receptors:** Project review for sensitive receptors (facilities or land uses that include members of the population sensitive to the effects of air pollutants, such as children, the elderly and people with illnesses) proposed within 500 feet from the edge of the closest traffic lane of U.S. Highway 101 or I-580 should include an analysis of mobile source toxic air contaminant health risks, based on appropriate air dispersion modeling. Project review should include an evaluation of the adequacy of the setback from the highway and, if necessary, identify design mitigation measures to reduce health risks to acceptable levels.	San Rafael City Council Community Development Department	Adopted as a part of General Plan 2020.	Program adopted November, 2004.
Mitigation Measure IV.4-2 SMART shall conduct a detailed noise assessment and implement appropriate mitigation measures to reduce potential noise and vibration impacts to an acceptable level under City and FTA Guidelines for any rail project within its right-of-way in the Planning Area.	Sonoma Marin Area Rail Transit (SMART)	During environmental review for any rail project within SMART's right-of-way in the San Rafael Planning Area.	EIR included a detailed noise assessment, and mitigation measures including "quiet zones" to be considered for specific roadway crossings in San Rafael.
Mitigation Measure IV.5-3 A new implementing program (S-11b) shall be prepared and incorporated into Policy S-11 of the *Draft General Plan 2020* that requires remediation and cleanup in order to develop on sites where hazardous materials have impacted soil or groundwater. At a minimum, remediation and clean up of contaminated sites shall be in accordance with regional and local standards. The required level of remediation and clean-up shall be determined by the Fire Department based on the intended use of the site and health risk to the public. The time frame for this program shall be implemented in the short term and maintained on an ongoing basis.	San Rafael City Council Fire Department	Adopted as a part of General Plan 2020.	Program adopted November 2004. No sites applicable.
Mitigation Measure IV.5-4 A new implementing program (S-9a) shall be prepared and incorporated into Policy S-9 of the *Draft General Plan 2020* that would require the City to survey existing industrial facilities within 1/4 mile of the schools. The survey would be used to determine the presence of hazardous materials and evaluate the risk of an accidental release that could adversely effect the health and safety of students and school staff. In addition, the City shall adopt a policy in the *Draft General Plan 2020* that would restrict siting of businesses or expansion of businesses (including hazardous waste repositories, incinerators or other hazardous waste disposal facilities) that have the potential for a significant hazardous materials release within one quarter mile of schools. The time frame for this policy and program shall require short-term implementation.	San Rafael City Council Fire, Police, and Community Development Departments	Adopted as a part of General Plan 2020.	Program adopted November 2004.
Mitigation Measure IV.5-6(a) In order to meet the existing and projected future needs of the San Rafael Police	San Rafael City Council Police Department	Adopted as a part of General Plan 2020.	Program adopted November 2004.

Mitigation Measure	Responsible Agency	Action Date	Progress
Department, the City shall amend program **S-38a Public Safety Facilities** to assure that the San Rafael Police Department takes the following actions: • Determine the department's existing and projected facility needs; • Obtain the necessary funding for the needed improvements; and • Purchase, construct, and/or renovate the necessary additional facilities.			
Mitigation Measure IV.5-6(b) The *Draft General Plan 2020* includes a number of policies and programs that would help limit potential impacts related to the construction of the needed police facilities. For example, Policy **CON-6 Creek and Drainageway Setbacks** would reduce potential impacts to creeks and riparian habitats by requiring future development be sited a minimum of 25 feet (or up to 100 feet in certain circumstances) from the top of banks for all creeks. Policies **AW-8 Reduce Pollution from Urban Runoff** and **AW-9 Erosion and Sediment Control** would reduce potential water quality impacts due to erosion at construction sites by requiring and enforcing on-site runoff and sediment control. Program **N-10b Mitigation for Construction Activity Noise** would, through environmental review, minimize the exposure of neighboring properties to excessive noise levels from construction-related activities. Policy **AW-4 Particulate Matter Pollution Reduction,** and Program **AW-4a Project Review** would, through project review, help reduce particulate matter pollution due to construction activities.	San Rafael City Council Community Development Department and Public Works Department	Adopted as a part of General Plan 2020.	No project yet.
Mitigation Measure IV.5-9 The *Draft General Plan 2020* includes a number of policies and programs that would help limit potential impacts related to the construction of the needed library facilities. For example, Policy **CON-6 Creek and Drainageway Setbacks** would reduce potential impacts to creeks and riparian habitats by requiring future development be sited a minimum of 25 feet (or up to 100 feet in certain circumstances) from the top of banks for all creeks. Policies **AW-8 Reduce Pollution from Urban Runoff** and **AW-9 Erosion and Sediment Control** would reduce potential water quality impacts due to erosion at construction sites by requiring and enforcing on-site runoff and sediment control. Program **N-10b Mitigation for Construction Activity Noise** would, through environmental review, minimize the exposure of neighboring properties to excessive noise levels from construction-related activities. Policy **AW-4 Particulate Matter Pollution Reduction,** and Program **AW-4a Project Review** would, through project review, help reduce particulate matter pollution due to construction activities.	San Rafael City Council Community Development Department and Public Works Department	Adopted as a part of General Plan 2020.	No project yet.
Mitigation Measure IV.5-11(a) The CMSA shall conduct and complete a Capacity Management Alternative Study to determine the scope of needed improvements, costs, and expected benefits. The study shall include an analysis of storage alternatives at the CMSA treatment plan and the collection system to contain the peak flows. The study shall also identify feasible plant improvements, including increasing the number of treatment tanks, expanding the effluent pond, or building additional tanks to hold inflow, that shall be studied as part of the Capacity Management Study. In conjunction with the Capacity Management Study,	Central Marin Sanitation Agency (CSMA)	CMSA responsible for monitoring, and constructing, additional treatment facilities as needed.	Study underway.

Mitigation Measure	Responsible Agency	Action Date	Progress
the CMSA member agencies, including the San Rafael Sanitation District, shall conduct a condition assessment of their respective collection systems and develop planning documents for controlling stormwater infiltration inflow into sewer lines, which impacts peak flow conditions. Upon completion of the study, the CMSA Commission shall determine which improvements to pursue and the sources of funding.			
Mitigation Measure IV.5-11(b) The *Draft General Plan 2020* includes a number of policies and programs that would help limit potential impacts related to the construction of the needed wastewater treatment facilities. For example, Policy **CON-6 Creek and Drainageway Setbacks** would reduce potential impacts to creeks and riparian habitats by requiring future development be sited a minimum of 25 feet (or up to 100 feet in certain circumstances) from the top of banks for all creeks. Policies **AW-8 Reduce Pollution from Urban Runoff** and **AW-9 Erosion and Sediment Control** would reduce potential water quality impacts due to erosion at construction sites by requiring and enforcing on-site runoff and sediment control. Program **N-10b Mitigation for Construction Activity Noise** would, through environmental review, minimize the exposure of neighboring properties to excessive noise levels from construction-related activities. Policy **AW-4 Particulate Matter Pollution Reduction**, and Program **AW-4a Project Review** would, through project review, help reduce particulate matter pollution due to construction activities	San Rafael City Council Community Development Department and Public Works Department	Adopted as a part of General Plan 2020.	No project yet.
Mitigation Measure IV.5-12(a) In order to meet the projected water demand and reduce existing and projected water supply impacts the MMWD shall: • Continue to research water conservation opportunities; • Research new water supply sources; and • Construct the necessary facilities or infrastructure improvements. As explained above, the MMWD has begun the planning process for a desalination plant and has researched funding opportunities. Potential startup would be in 2007. MMWD is also in the process of exploring additional opportunities to partner on water recycling with the Las Gallinas Valley Sanitary District, and has aggressive water conservation programs in place. These programs shall be continued.	Marin Municipal Water District (MMWD)	MMWD responsible for monitoring and constructing additional water supply facilities.	Desalinization study underway.
Mitigation Measure IV.5-12(b) In order to limit potential impacts related to the construction of the water supply facilities and improvements required in Mitigation Measure IV.5-11(a), MMWD shall implement the policies and programs included in the *Draft General Plan 2020* that are intended to reduce construction-related impacts. For example, Policy **CON-6 Creek and Drainageway Setbacks** would reduce potential impacts to creeks and riparian habitats by requiring future development be sited a minimum of 25 feet (or up to 100 feet in certain circumstances) from the top of banks for all creeks. Policies **AW-8 Reduce Pollution from Urban Runoff** and **AW-9 Erosion and Sediment Control** would reduce potential water quality impacts due to erosion at	San Rafael City Council Community Development Department and Public Works Departments	Adopted as a part of General Plan 2020.	No project yet.

Mitigation Measure	Responsible Agency	Action Date	Progress
construction sites by requiring and enforcing on-site runoff and sediment control. Program **N-10b Mitigation for Construction Activity Noise** would, through environmental review, minimize the exposure of neighboring properties to excessive noise levels from construction-related activities. Policy **AW-4 Particulate Matter Pollution Reduction,** and Program **AW-4a Project Review** would, through project review, help reduce particulate matter pollution due to construction activities.			
Mitigation Measure IV.7-4 In order to minimize light trespass and greater overall light levels in the city, new development and projects making significant parking lot improvements or proposing new lighting shall be required to prepare a lighting plan for review by City planning staff. A new implementing program should be added in the General Plan – **CD-21b Lighting Plan** (Timeframe: Short Term) to require a design guidelines to include the following provisions for lighting plans: • All light sources should be fully shielded from off-site view. • All lights to be downcast except where it can be proved to not adversely affect other parcels. • Escape of light to the atmosphere should be minimized. • Low intensity, indirect light sources should be encouraged, except where other types of lighting is warranted for public safety reasons. • On-demand lighting systems should be encouraged. • Mercury, metal halide, and similar intense and bright lights should not be permitted except where their need is specifically approved and their source of light is restricted.	San Rafael City Council	Adopted as a part of General Plan 2020.	Program adopted November 2004 as part of Design Guidelines. All exterior lighting plans for commercial and industrial projects are reviewed.
Mitigation Measure IV.8-1 Two new implementing programs shall be added to the General Plan 2020: **CON-14b** Surveys to require that vacant sites are surveyed for the presence or absence of relevant special status species prior to development approval; and **CON-14c** Minimization to require that where impacts to special status species are deemed unavoidable, potential impacts to the identified species are minimized through design, construction, and operation of the project. Compensation measures could include on-site set asides or off-site acquisitions (e.g. conservation easements, deed restrictions, etc.) that would be required if project impacts result in direct loss or indirect impacts that cannot be mitigated in other ways. This might also involve species-specific enhancement restoration efforts for the mitigation lands. If special status plant and animal species are determined to be absent based on appropriately timed protocol level surveys (were applicable), consistent with **CON-14b**, or the project was able to avoid significant impacts to these species, then further mitigation, as outlined in proposed program **CON-14c** would not be warranted. When surveys conducted as outlined above establish the presence of one or more special status species, and impacts to these species are deemed unavoidable, site-specific mitigation, as	San Rafael City Council Community Development Department	Adopted as a part of General Plan 2020. Implementation of on- or off-site acquisitions or restoration would be the responsibility of the individual applicant who would be impacting the special-status species.	Programs adopted November 2004. Programs applied to the proposed sports facility at San Rafael airport through CEQA review.

Mitigation Measure	Responsible Agency	Action Date	Progress
outlined in proposed program **CON-14c** may need to be implemented.			
Mitigation Measure IV.8-2 In order to reduce impacts to oak savanna/woodland habitat proposed development should either avoid, minimize, or compensate for loss of oak savanna/woodland habitat. A new implementing program – **CON-10a Oak Savanna/Woodland Habitat Protection** to require that proposed developments with potential impacts to oak savanna/woodland habitat shall either avoid, minimize, or compensate for the loss of oak savanna/woodland habitat. Avoidance would be the preferred measure where feasible. If it is deemed that an impact is unavoidable, minimization of direct and indirect impacts or compensation through habitat restoration, creation, or enhancement would be required.	San Rafael City Council Community Development Department	Adopted as a part of General Plan 2020.	Program adopted November 2004. Applied through Hillside Design Guidelines and design review of proposed development in hillside areas.
Mitigation Measure IV.9-1 The City shall adopt a General Plan policy that would require post-earthquake building inspections of critical facilities, and restrict entry into compromised structures. Inspections shall be conducted when the earthquake intensity is VII or higher per the Modified Mercalli Intensity Scale (see **Exhibit IV.9-1**). The Modified Mercalli Intensity scale is a subjective scale and would require City staff to judge the intensity of any earthquake felt within the Planning Area. An intensity VII earthquake would be major earthquake and would represent a notable event felt by most people in the Planning Area. **Exhibit IV.9-2**, shows at what distance, in kilometers, from the Planning Area a Magnitude 5, 6, 7, or 8 earthquake should result in a Modified Mercalli Scale intensity of about VII. As shown in this exhibit, intensity VII would be experienced at lower Magnitude earthquakes at greater distances on soft soils than on firm soils or rock. For example, a Magnitude 6 earthquake occurring about 65 kilometers from San Rafael would be experienced as an intensity VII on the Mercalli Scale in the parts of San Rafael that are on soft soils, but not in the parts that are on firm soils or rock. A Magnitude 8 earthquake occurring about 65 kilometers from San Rafael would be needed for an intensity VII on the Mercalli Scale in parts of the Planning Area, on firm soils, and rock. Additionally, as part of this General Plan policy the city shall require inspections as necessary in conjunction with other non-city public agencies and private parties for structural integrity of water storage facilities, storm drainage structures, electrical transmission lines, major roadways, bridges, elevated freeways, levees, canal banks, and other important utilities and essential facilities. As part of this policy, the City shall adopt an implementing program to identify a list of facilities that would be inspected. The Community Development Department shall prepare a list that identifies City owned essential or hazardous facilities as defined by Category 1 and 2 of Table 16-K of the Uniform Building Code, and shall prioritize the list for inspection scheduling purposes in case of an earthquake.	San Rafael City Council Short term monitoring shall be by the Police and Fire Departments. Longer term monitoring (until rehabilitation or elimination takes place) shall be performed by City building inspectors.	Adopted as a part of General Plan 2020.	Policy adopted November 2004.
Mitigation Measure IV.9-3 The City shall develop and adopt a City landslide policy that would define the minimum level of landslide repair and City goals regarding secondary impacts associate with the repair work. The landslide policy would provide a guideline for development of parcels that contain landslides or could be impacted by landslides.	San Rafael City Council Community Development Department	Adopted as a part of General Plan 2020.	Policy adopted November 2004. Implemented through project review.

Mitigation Measure	Responsible Agency	Action Date	Progress
Mitigation Measure IV.9-4(a) The City shall amend policy **S-18 Rise in Sea Level** to assure that, prior to levee heightening for flood control purposes, the City shall coordinate with the Intergovernmental Panel on Climate change regarding the most current estimates of sea level rise.	San Rafael City Council Community Development Department	Adopted as a part of General Plan 2020.	Policy adopted November 2004. Program applied to CEQA review of proposed development at Loch Lomond Marina.
Mitigation Measure IV.9-4(b) The City shall adopt a program for **S-17 Levee Upgrading** to perform period ground elevation surveys within the Canal Neighborhood to determine ground elevations throughout the area, including the levee system. The result of the survey shall be used to determine the need for levee heightening for flood protection purposes. When a need for levee heightening is determined, the City shall heighten the levees as necessary on public property and require that levees on private property be heightened.	San Rafael City Council Community Development Department	Adopted as a part of General Plan 2020.	Program adopted November 2004.
Mitigation Measure IV.9-5 The City shall amend **Policy NH-96 Shoreline Embankments** to include the following: After large storms, inspect existing rip-rap on levee faces. Repair and replace as necessary to provide adequate wave erosion protection.	San Rafael City Council	Adopted as a part of General Plan 2020.	Policy amended November 2004.
Mitigation Measure IV.9-7 The City shall adopt a General Plan policy that would discourage the use of septic systems within the Planning Area. If no other alternatives exist, then soil tests (i.e. percolation, grain size analysis, soil type) shall be required to determine if the on-site soil are suitable for development of a septic system for disposal of wastewater. In hillside areas, an evaluation of the additional water from a septic system on hillside stability shall also be required. The policy shall require that new or improved septic systems be designed by a registered civil engineer that specializes in septic design.	San Rafael City Council	Adopted as a part of General Plan 2020.	Policy adopted November 2004.