

October 24, 2012

Dear resident, neighborhood representative and interested parties:

Subject: Group Homes- Draft Recommendations and Notice of Public Hearing

BACKGROUND:

In early 2011, the San Rafael City Council adopted a temporary moratorium on unlicensed, large group homes (group homes with seven or more residents). This moratorium was adopted in response to community concerns regarding the establishment of several “sober living residences” (sober living environments – SLE) in single-family dwellings, which City staff determined were un-regulated and unpermitted by the City’s municipal code. The purpose of the temporary moratorium is to provide the City Attorney and Community Development Department staff adequate time to analyze and research the laws pertaining to group homes and to formulate recommendations.

In December 2011, this temporary moratorium was extended for one year (due to expire on December 31, 2012). Following an initial research of laws pertaining to group homes, in July 2011, the City Attorney and Community Development Department staff hosted a community meeting to present findings of this research. At that community meeting, City staff reported that the City Attorney would continue research and develop recommendations that could include proposed amendments to the City municipal code. It was agreed that when recommendations were ultimately formulated, a draft of proposed language would be circulated for comments, and a second community meeting would be held to present the recommendations.

On July 25, 2012, City staff conducted a second community meeting to present the additional research and present a draft ordinance to interested parties.

NOTICE OF PUBLIC HEARING

The Planning Commission will now review and hold a public hearing on the Draft Zoning Ordinance amendments.

Date/Time and Location: Tuesday, November 13, 2012, 7:00pm, City Council Chambers, 1400 Fifth Avenue, San Rafael, CA.

What Will Happen at the Public Hearing: The Planning Commission will review the draft amendments, accept public comments and formulate their recommendation on the draft Ordinance amendments to the City Council.

Next Steps Following the Public Hearing: Following the Planning Commission’s review and recommendation, the City Council will hold a

public hearing for final review and action. The City Council hearing will be noticed separately.

For More Information: contact Paul Jensen, Community Development Director at 415.485.5064 or paul.jensen@cityofsanrafael.org or Raffi Boloyan, Planning Manager at 415.485.3095 or raffi.boloyan@cityofsanrafael.org.

A copy of the staff report will be posted on the Community Development Department web page (www.cityofsanrafael.org/commdev-home), under “What’s new” on Friday, Nov 2nd as well as posted to the Planning Commission agenda (www.cityofsanrafael.org/meetings) under the link for “agenda” for 11/13 Planning Commission meeting.

A copy of the draft Ordinance amendments that will be presented to the Planning Commission is currently posted on the Community Development Department web page (www.cityofsanrafael.org/commdev-home), under “What’s new”