

ATTACHMENT 3: COMMUNITY DESIGN ELEMENT

GOAL CD-1: A BEAUTIFUL CITY

Preserve and strengthen San Rafael's natural and built features to enhance the livability and appearance of the City. *Community design policies create an appealing, functional, safe, and beautiful city. San Rafael has respected its natural landscape, preserved its legacy of historic buildings, and reclaimed its identity as a waterfront city. The City is attractive, interesting, and well-designed. The qualities that make San Rafael distinct are protected and enhanced, giving the City and its neighborhoods a strong sense of place and identity.* Goal 7

POLICY CD-1.1: CITY IMAGE

Reinforce San Rafael's image by respecting the city's natural features, protecting its historic resources, and strengthening its focal points, gateways, corridors, and neighborhoods. Policy CD-1

POLICY CD-1.2: NATURAL FEATURES

Recognize and protect the key natural features that shape San Rafael's identity, including the Bay, local hills and ridgelines, creeks and wetlands, tree cover, and views of Mt. Tamalpais and other natural landmarks. San Rafael's natural topography should reinforce its sense of place, including the character and boundaries of individual neighborhoods. Policy CD-2, 1st sentence, plus Committee

POLICY CD-1.3: HILLSIDE PROTECTION

Protect the visual integrity and character of San Rafael's hillsides and ridgelines. Policy CD-6

Program CD-1.3A: Hillside Design Guidelines. *Continue to implement hillside design guidelines through the design review process. Update the guidelines as needed.* Program CD-6a

POLICY CD-1.4: WATERFRONT IDENTITY

Strengthen San Rafael's identity as a waterfront city, providing improved visual and physical access to the Bay and San Rafael Canal. Canalfront Design Plan

Program CD-1.4A: Canalfront Design Plan. *Implement the Canalfront Conceptual Design Plan recommendations to improve access and views of the Canal from San Rafael neighborhoods. Development near the shoreline should maximize views to the water and public access to the shoreline.*

Program CD-5a, plus Canalfront Design Plan

Program CD-1.4B: Canal Promenade. *Pursue development of continuous a pathway or promenade along the Canal waterfront.* Canalfront Design Plan

See the Conservation Element for policies on shoreline access and creek and wetland setbacks. Program CD-6b

POLICY CD-1.5: VIEWS

Respect and enhance to the greatest extent possible, views of the Bay and its islands; wetlands, marinas, and canal waterfront; hillsides and ridgelines; Mt. Tamalpais; Marin Civic Center; and St. Raphael's bell tower; as seen from streets, parks, and public pathways. Policy CD-5

Program CD-1.5A: Downtown Height Profile. *Develop zoning and design tools that encourage variation in building heights, improved solar access, and interesting roof elements such as domes, cupolas, and corner towers. Views of Downtown should be accented by memorable building elements, rather than a flat profile of buildings of uniform height.* New, from Committee

Program CD-1.5B: Evaluating View Impacts. *Consider the impact of proposed development on views, especially views of Mt Tamalpais and nearby ridgelines. Where feasible, new development should frame views of ridges and mountains.* Canalfront Design Plan

POLICY CD-1.6: GATEWAYS

Provide distinctive, attractively designed gateways into the City and its major districts. Gateways should convey a sense of arrival, reinforce a positive image of the City, and help define a unique identity for individual districts. Policy CD-8

Program CD-1.6A: Gateway Improvements. *Evaluate each gateway shown on Exhibit CD-1 to develop recommendations for architecture, landscape design, public art, and signage. As appropriate, include these improvements in the City's Capital Improvements Program.* Program CD-8a

Program CD-1.6B: Neighborhood and District Gateways. *Support landscaping, signage, and design improvements at neighborhood and business district entry points.* Program CD-1A and 3A

See the Arts and Culture Element for policies on public art

POLICY CD-1.7: NEIGHBORHOODS, DISTRICTS, AND CENTERS

Strengthen San Rafael's identity as a community of unique neighborhoods, districts, and centers. Design decisions should maintain Downtown as a historic, walkable center; preserve the integrity and character of residential neighborhoods; and improve the appearance and function of commercial centers and employment districts. Policy CD-2

Program CD-1.7A: Place Types. *Identify "place types" in the City that establish defining characteristics and provide the basis for design standards.* New

Program CD-1.7B: Design Guidance. *Use precise plans, specific plans, and similar tools to establish the design vision for different parts of the city, and to identify desired design improvements.* New

POLICY CD-1.8: DOWNTOWN URBAN DESIGN

Enhance the design qualities that make Downtown San Rafael a unique and special place, including its traditional street grid, walkable scale, historic building stock, and varied architecture.

Program CD-1.8A: Downtown Precise Plan. *Implement the design recommendations and standards of the Downtown Precise Plan.* New

POLICY CD-1.9: NEIGHBORHOOD IDENTITY AND CHARACTER

Recognize, preserve, and enhance the positive qualities of each San Rafael neighborhood. Infill development should complement neighborhood character, while allowing the city to adapt to changes in construction types and housing needs. Code enforcement and City programs should maintain community standards and the integrity of buildings and landscapes. Policy CD-3 and Policy CD-13

Program CD-1.9A: ADU Best Practices. *Develop materials for homeowners showing how Accessory Dwelling Units (ADU) can be integrated into the fabric of existing homes and neighborhoods.* adapted from CD-

13

Program CD-1.9B: Code Enforcement. *Maintain code enforcement and nuisance abatement programs to address litter, illegal dumping, unlawful storage, and property maintenance issues.* Program CD-16A and 12C
[Policy 16 is gone]

Program CD-1.9C: Educational Materials. *Continue to provide programs and educational materials to inform property owners about property maintenance requirements, and sanitation, health, and safety standards.* Program CD-16B

Program CD-1.9D: Loan Program. *Encourage participation in the Marin Housing Authority's Residential Rehabilitation Loan Program, which provides low-interest loans for qualifying homeowners to make basic repairs and correct substandard conditions.* Program CD-16C

POLICY CD-1.10: COMMERCIAL AND INDUSTRIAL AREAS

Recognize and preserve the design elements that contribute to the economic vitality, functionality, and visual quality of San Rafael's commercial and industrial areas. Where appropriate, improve the appearance of these areas by making them more walkable, attractive, and visually compatible with the neighborhoods around them. Policy CD-10, CD-12, and Program 10a

Program CD-1.10A: Commercial and Industrial Beautification. *Develop and implement urban design improvements such as street trees, sidewalks, lighting, landscaping, and signage, in commercial and industrial areas through the development review process, capital improvement program, and similar means.* program CD-12b

GOAL CD-2: QUALITY CONSTRUCTION AND DESIGN

Encourage quality construction and design that enhances San Rafael's character and creates places of lasting value. *San Rafael is known as a city of great architecture and memorable buildings. The City embraces creative design, while ensuring that the scale, height, and massing of new development respects the surrounding context.*

POLICY CD-2.1: DESIGN GUIDELINES

Use design guidelines and standards to strengthen the visual and functional qualities of San Rafael's neighborhoods, districts, and centers. Guidelines should ensure that new construction, additions, and alterations are in harmony with the surrounding neighborhoods. Design Guidelines. Replaces CD-11A

Program CD-2.1A: Design Guidelines. *Maintain design guidelines and standards for residential, non-residential, and mixed use construction. Guidelines should define the elements of good design and encourage compatible building patterns, scale, mass, and transitions between areas. Design guidelines should be periodically updated to respond to construction trends, neighborhood feedback, and changes in the way people live, work, and travel.* Policy CD-10, 2nd sentence; Program CD-3B, and CD-10b.

Program CD-2.1B: Form-Based Codes. Encourage the use of form-based codes that integrate design and regulatory controls to improve design quality, enhance walkability, and reinforce the positive elements of the city. *new [check—**arent FBCs mentioned in existing plan?**]*

POLICY CD-2.2: CREATIVE ARCHITECTURE AND DESIGN

Encourage creative architecture while respecting the context of each site and the neighborhood or district around it. *New*

Program CD-2.2A: Reinforcing Design Context. Ensure that design guidelines recognize the different contexts of San Rafael neighborhoods. In areas where there is a consistent pattern of height, scale, materials, or setbacks, such as the Eichler neighborhoods of Terra Linda, design should reinforce prevailing patterns. Where there is no predominant theme or design, continued diversity in style and materials is encouraged. *Adapted from CD-13*

Program CD-2.2B: Design Review Standards and Guidelines. Consider amendments to the design review standards to improve the compatibility of large ground floor additions and major renovations with their surroundings. *Program CD-3A*

Program CD-2.2C: Successful Design Portfolio. Establish a portfolio of projects illustrating successful design and make it available on the City's website. *Program CD-10c*

Program CD-2.2D: Signature Buildings. Encourage the construction of "signature" buildings that create a positive impression of San Rafael. Memorable, innovative architecture should be encouraged through the placement of building forms and features, selection of materials, unique treatment of corner sites, and similar measures. *New, Design Guidelines and Committee*

Program CD-2.2E: Exceptions. Allow variation from design guidelines and standards for exceptional buildings that contribute public benefits and make a significant contribution to their surroundings. *Principles of Good Design (2017)*

POLICY CD-2.3: PUBLIC INVOLVEMENT IN DESIGN REVIEW

Provide for public involvement in design review through effective noticing, adequate comment timelines, and ample project review opportunities. *Policy CD-15*

Program CD-2.3A: Improving Design Review Efficiency. Continue to improve the design review process by:

- Periodically reevaluating thresholds for design review.
- Making changes that improve the quality of initial submittal requirements
- Continuing noticing of neighborhood and homeowner associations, but adjusting procedures to encourage early participation
- Considering ways to broaden participation to include tenants and others who may be unaware of applications
- Changing the project review sequence so that Planning Commission feedback is solicited before the Design Review Board
- Periodically evaluating and updating the guidelines. *Program CD-15A and 15B*

Program CD-2.3B: Community Discussions of Good Design. Continue to engage the community in discussions of “good design” and strategies to improve architecture and public space. *New*

POLICY CD-2.4: CRAFTSMANSHIP

Encourage a high level of craftsmanship and the use of durable, high-quality materials that enhance the appearance of the city. *New*

Program CD-2.4A: Plan Review and Inspection. Maintain plan review and inspection processes that ensure that construction is completed as proposed. *New*

POLICY CD-2.5: SINGLE FAMILY HOME DESIGN

Encourage the design of new homes, additions, and alterations that integrate well with their surroundings and support the livability of neighborhoods. Residential additions and alterations should respect the proportions, styles, and materials of the house and adjacent properties. *Design Guidelines*

POLICY CD-2.6: HIGHER DENSITY DESIGN

Encourage high-quality architecture and landscape design in new higher-density housing and mixed use projects. Such projects should be designed to be compatible with nearby buildings and respect the character-defining features of the surrounding neighborhood or district. *Policy CD-11*

Program CD-2.6A: Objective Design Standards. Maintain objective design standards for higher density housing that meet the requirements of State law and support new housing construction. *replacement, for CD-3c*

POLICY CD-2.7: OPEN SPACE IN MULTI-FAMILY HOUSING

Require private outdoor areas such as decks and patios, as well as common open space areas, in new multi-family development. Such spaces also should be encouraged in mixed use areas. Common open space may include recreation facilities, gathering places, and site amenities such as picnic and play areas.

Policy CD-14

Program CD-2.7A: On-Site Recreational Areas. Continue requirements for on-site recreational areas as specified in the zoning ordinance. *Program CD-14a*

POLICY CD-2.8: SCALE TRANSITIONS

Require sensitive scale and height transitions between larger and smaller structures. In areas where taller buildings are allowed, they should be designed to minimize shadows, loss of privacy, and dramatic contrasts with adjacent low-scale structures. *new from committee and Design Guidelines*

Program CD-2.8A: Daylight Planes and Stepbacks. Use tools such as stepbacks and daylight planes to improve height transitions where taller buildings are constructed near lower-scale buildings. The perceived height and bulk of new buildings should be reduced by stepping back the upper floors, articulating the building elevation, and using varied exterior building materials. *new from committee*

POLICY CD-2.9: PARKING AND DRIVEWAYS

Encourage parking and circulation design that supports pedestrian movement and ensures the safety of all travelers, including locating parking to the side or rear of buildings, limiting driveway cuts and widths, and minimizing large expanses of pavement. Parking should be screened from the street by landscaping and should provide easy access to building entrances. *Design Guidelines*

POLICY CD-2.10: LANDSCAPE DESIGN

Encourage privately owned and maintained landscaping that contributes to neighborhood quality, complements building forms and materials, and enhances the streetscape. Natural elements such as plants should be an integral part of site development and should humanize and enhance the built environment.

Design Guidelines

Program CD-2.10A: Zoning Regulations. Periodically evaluate the landscape provisions in the Zoning Ordinance to respond to climate change, hazards, water availability, and other issues. Program CD-18

See the Conservation Element for additional policies on water-efficiency.

Program CD-2.10B: Industrial Landscape Design. Ensure that landscape guidelines for industrial areas provide effective buffering, while also supporting water conservation and fire hazard reduction goals. Program CD-12a

Program CD-2.10C: Parking Lot Landscaping Requirements. Review City standards for parking lot landscaping to ensure that they adequately address visual screening, water conservation, security and sight lines, tree protection, climate-related issues, and requirements for ongoing maintenance. Standards should allow for the integration of solar shade structures within parking areas. Policy CD-21 and Program CD-21A.

Deleted CD-21B

POLICY CD-2.11: BUILDING ELEMENTS

In non-residential and mixed-use buildings, encourage the incorporation of architectural elements such as towers, arcades, courtyards, and awnings to create visual interest, provide protection from the elements, and enhance orientation. Design Guidelines

Editor's Note—the text below represents a summary of good design principles for Downtown Pedestrian Oriented Streets (from Committee work done in 2017-2018). This will not be presented as a policy, but will be incorporated into text and diagrams in this Element as part of a discussion of good design:]

On pedestrian-oriented streets, apply the following design principles to new construction and renovation projects:

- Use higher ground floor ceiling heights to support more active and interesting spaces at street level
- Relate the design of the building facade, including aspects such as cornice lines, windows, and door placement, to the facade elements of nearby buildings
- Avoid long, monotonous walls without windows
- Articulate buildings into smaller components to reduce their perceived mass
- Encourage continuity of design, materials, color, form, and architectural details
- Allow variable setbacks to create space for pedestrian amenities and landscaping.
- Incorporate pedestrian-scale signage that is complementary to the building design
- Screen mechanical equipment
- Use large display windows on the ground floor to create visual interest for pedestrians
- Allow variable setbacks to provide pedestrian amenities and landscaping Design Guidelines, Principles of Good

Design (2017)

GOAL CD-3: PUBLIC REALM

Create streets, public spaces, and civic buildings that add value to private property, promote environmental sustainability, and contribute to San Rafael's visual quality and identity. *The City's public spaces convey civic pride and enhance property values. San Rafael's streets, parks, plazas, and civic buildings are designed and maintained to support the city's climate action and sustainability goals. They provide common ground that connects and unifies the city.*

POLICY CD-3.1: CORRIDORS

Improve the function and appearance of San Rafael's major transportation corridors and enhance their role in shaping the city's character. Policy CD-9

Program CD-3.1A: Streetscape Guidelines. *Develop general streetscape guidelines for residential arterials, auto-oriented commercial streets, pedestrian streets, and other types of streets in the city. Include site-specific recommendations for individual corridors when needed.* Program CD-9a

Program CD-3.1B: Right-of-Way Landscaping. *Encourage Caltrans to install and maintain landscaping along Highway 101 and Interstate 580.* Program CD-9b

Program CD-3.1.C: Highway 101 Underpasses. *Promote public art, restoration of Irwin Creek, and other improvements beneath the Downtown elevated section of Highway 101 to better connect the east and west sides of the freeway and make the area more hospitable to pedestrians and cyclists.* Canalfront Design Plan

POLICY CD-3.2: STREET FURNISHINGS

Use street furniture and pavement materials to create a more attractive city, particularly in commercial districts. Benches, trash receptacles, streetlights, art, and other street furnishings should be compatible with—and strengthen—the identity of San Rafael's business districts and neighborhoods. Policy CD-17 [deleted Program CD-17a]

Program CD-3.2A: Right-of-Way Encroachments. *Continue to refine City standards for encroachments into the public right of way for activities such as sidewalk dining, parklets, and temporary signage.* Principles of Good Design (2017)

Program CD-3.2B: Arts Partnerships. *Explore opportunities to engage the local arts community in the design of public realm improvements, including public art, painting of utility boxes, murals, and similar improvements.*

POLICY CD-3.3: PLAZAS AND ACTIVE PUBLIC SPACES

Encourage the integration of public space—or private space that is available for public use—in new larger-scale commercial, civic, and mixed use development. Such spaces should be designed and operated so that they can be easily maintained, remain safe and attractive, and contribute positively to the community.

Program CD-3.3A: Activation of Public Space. *Encourage activities such as farmers markets and performances in urban public spaces to enhance their usefulness and role as community gathering space.*

Program CD-3.3B: Solar Access for Public Space. Explore potential sun and shading standards for select public and quasi-public spaces downtown. *Principles of Good Design (2017)*

POLICY CD-3.4: LANDSCAPE DESIGN IN PUBLIC RIGHTS-OF-WAY

Use landscape design in public rights-of-way to soften the built environment, showcase San Rafael's natural environment, and advance City goals related to climate change, conservation, and hazard reduction. Landscaping should control heat build-up from pavement, reduce air pollution, provide shade, and improve visual quality. Policy CD-18, CD-21, and Program CD-1D

See the Infrastructure Element for policies on Utility Undergrounding

POLICY CD-3.5: LANDSCAPE MAINTENANCE

Prioritize landscape maintenance along the City's most heavily traveled roadways and gateways. Control costs by using low-maintenance materials, removing litter, and avoiding deferred maintenance. Operational practices should support the City's commitment to sustainability and reduced use of toxic materials. Policy I-7

Program CD-3.5A: Landscape Stewardship. Encourage partnerships with neighborhoods and civic organizations to maintain and improve the City's landscaped areas. *Program I-7A*

POLICY CD-3.6: STREET TREES

Encourage the planting and maintenance of street trees to reduce urban heat island effects, improve air quality, absorb runoff and wind, define neighborhoods, and improve the appearance and character of City streets. Policy I-8

Program CD-3.6A: Street Tree Planting and Maintenance. Continue to implement a comprehensive street tree planting, maintenance, and replacement program. Trees should be appropriate for the planting areas where they are located. *Program I-8a*

Program CD-3.6B: Street Tree Inventory. Create an inventory of City street trees, using volunteers to the greatest extent feasible. *Program I-8a*

Program CD-3.6C: Street Trees for New Development. Require street trees in new developments and major property upgrades. *Program I-8b*

See the Infrastructure Element for policies and programs regarding coordination with PG&E on tree maintenance and safety.

Policy CD-3.6D: Street Tree Maintenance. Support the long-term health of San Rafael's urban forest through street tree maintenance. Seek diversified funding sources for maintenance and replacement.

Program I-8c

POLICY CD-3.7: TREE REPLACEMENT

Discourage the removal of healthy trees. Support in-kind replacement when trees are removed due to health, safety, or maintenance cost reasons. New, from Committee

Program CD-3.7A: Mitigation for Tree Removal. Continue to implement mitigation requirements for tree removal in new development. This could include planting of trees in locations other than the project Site. Program I-8b

Program CD-3.7B: Tree Removal Due to Sidewalk Damage and Replacement. Consider replacing trees that have root systems that cause frequent damage to pavement and sidewalks. Replaces Program I-8d

POLICY CD-3.8: LIGHTING

Encourage lighting for safety and security while controlling excessive light spillover and glare. Lighting should complement building and landscape design. Policy CD-19

See the Conservation Element for additional policies on dark skies.

Program CD-3.8A: Lighting Plans. Require lighting plans for projects proposing exterior lighting. The design review process should be used to evaluate lighting for safety and its potential to negatively impact nearby properties. Program CD-19A and B

POLICY CD-3.9: WAYFINDING AND DIRECTIONAL SIGNAGE

Encourage the use of consistent graphic conventions and logos for City signs, including gateway signs and wayfinding signs to major destinations. New

Program CD-3.9A: Downtown Wayfinding. Implement the signage recommendations in the 2018 Downtown Parking and Wayfinding Study to direct people to cultural resources, public facilities, parks, shopping areas, parking, and key destinations. Consider wayfinding signage in other parts of the City, such as Northgate, Point San Pedro area, and the Canal. Program CD-1C

Program CD-3.9B: Interpretive Signage. Encourage the use of interpretive signage to provide information about local history, the natural environment, and cultural resources. Canalfront Design Plan

POLICY CD-3.10: COMMERCIAL SIGNAGE

Encourage commercial signage that provides the visual identification necessary for business success, while enhancing the building, streetscape, and surrounding area. Policy CD-20

Program CD-3.10A: Sign Regulations. Periodically update the City's sign regulations to reflect new technologies, materials, and design trends, and to ensure that regulations comply with all applicable state and federal laws. New, from Committee—replaces CD-20A

POLICY CD-3.11: UNIVERSAL DESIGN

Encourage the concept of universal design in the design of public space, so that persons of all physical abilities can safely and comfortably use city streets and civic places. New, from Committee

POLICY CD-12: GREENWAYS

Encourage the development of “greenways” such as the North San Rafael Promenade and the Tamalpais Greenway that improve connectivity, link neighborhoods, and enhance the appearance of the city.

POLICY CD-3.13: ALLEYS

Improve Downtown alleys so they become more functional, economically productive and activated public spaces.

See the Infrastructure Element for policies on the visual impacts of utility improvements

Goal 4 addresses historic preservation, which will be discussed at the March Steering Committee meeting.

ATTACHMENT 3A: COMMUNITY DESIGN ELEMENT: Proposed 2040 Policies Compared to 2020 Policies

Proposed 2040 Plan	Origin of statement (2020 Plan, etc.)	Comments
<p>GOAL CD-1: A BEAUTIFUL CITY Preserve and strengthen San Rafael’s natural and built features to enhance the livability and appearance of the City. <i>Community design policies create an appealing, functional, safe, and beautiful city. San Rafael has respected its natural landscape, preserved its legacy of historic buildings, and reclaimed its identity as a waterfront city. The City is attractive, interesting, and well-designed. The qualities that make San Rafael distinct are protected and enhanced, giving the City and its neighborhoods a strong sense of place and identity.</i></p>	<p>GOAL 7: A BEAUTIFUL CITY It is the goal of the City of San Rafael to have its best natural and built features preserved and strengthened to enhance the attractiveness and livability of the City. <i>Community design policies guide the City's built environment to create an appealing, functional and safe City where people will want to live, work and play. Our well-designed city will be attractive and interesting, and will meet the living, economic and social needs of the community. Within the Community Design Element the valuable qualities of the natural and built environment are identified, and the policies suggest methods to preserve and enhance those qualities.</i></p>	
<p>Policy CD-1.1: City Image Reinforce San Rafael’s image by respecting the city’s natural features, protecting its historic resources, and strengthening its focal points, gateways, corridors, and neighborhoods.</p>	<p>Policy CD-1: City Image Reinforce the City’s positive and distinctive image by recognizing the natural features of the City, protecting historic resources, and by strengthening the positive qualities of the City's focal points, gateways, corridors and neighborhoods.</p>	
<p>Policy CD-1.2: Natural Features Recognize and protect the key natural features that shape San Rafael’s identity, including the Bay, local hills and ridgelines, creeks and wetlands, tree cover, and views of Mt. Tamalpais and other natural landmarks. San Rafael’s natural topography should reinforce its sense of place, including the character and boundaries of individual neighborhoods.</p>	<p><i>Derived from Steering Committee comments</i></p>	
<p>Policy CD-1.3: Hillside Protection Protect the visual integrity and character of San Rafael’s hillsides and ridgelines.</p>	<p>Policy CD-6: Hillsides and Bay Protect the visual identity of the hillsides and Bay by controlling development within hillside areas, providing setbacks from the Bay, and providing public access along the Bay edge.</p>	<p><i>Bay moved to Policy CD-1.4</i></p>
<p>Program CD-1.3A: Hillside Design Guidelines. <i>Continue to implement hillside design guidelines through the design review process. Update the guidelines as needed.</i></p>	<p>Program CD-6a: Hillside Design Guidelines. <i>Continue to implement hillside design guidelines through the design review process. Update the guidelines as needed.</i></p>	

ATTACHMENT 3A: COMMUNITY DESIGN ELEMENT: Proposed 2040 Policies Compared to 2020 Policies

Proposed 2040 Plan	Origin of statement (2020 Plan, etc.)	Comments
<p>Policy CD-1.4: Waterfront Identity Strengthen San Rafael’s identity as a waterfront city, providing improved visual and physical access to the Bay and San Rafael Canal.</p>	<p><i>From Canalfront Design Plan</i></p>	
<p>Program CD-1.4A: Canalfront Design Plan. <i>Implement the Canalfront Conceptual Design Plan recommendations to improve access and views of the Canal from San Rafael neighborhoods. Development near the shoreline should maximize views to the water and public access to the shoreline.</i></p>	<p>CD-5a: Views. <i>Improve access to and enhance views of the Canalfront. Implement the Canalfront Conceptual Design Plan.</i></p>	<p><i>Text augmented by Canalfront Design Plan</i></p>
<p>Program CD-1.4B: Canal Promenade. <i>Pursue development of continuous a pathway or promenade along the Canal waterfront.</i></p>	<p><i>From Canalfront Design Plan</i></p>	
<p><i>See the Conservation Element for policies on shoreline access and creek and wetland setbacks.</i></p>	<p>Program CD-6B: Wetland Setbacks. <i>Continue to implement the wetland setbacks addressed in Policy CON-4 and in the zoning ordinance.</i></p>	
<p>Policy CD-1.5: Views Respect and enhance to the greatest extent possible, views of the Bay and its islands; wetlands, marinas, and canal waterfront; hillsides and ridgelines; Mt. Tamalpais; Marin Civic Center; and St. Raphael’s bell tower; as seen from streets, parks, and public pathways.</p>	<p>Policy CD-5: Views Respect and enhance to the greatest extent possible, views of the Bay and its islands, Bay wetlands, St. Raphael’s church bell tower, Canalfront, marinas, Mt. Tamalpais, Marin Civic Center and hills and ridgelines from public streets, parks and publicly accessible pathways.</p>	
<p>Program CD-1.5A: Downtown Height Profile. <i>Develop zoning and design tools that encourage variation in building heights, improved solar access, and interesting roof elements such as domes, cupolas, and corner towers. Views of Downtown should be accented by memorable building elements, rather than a flat profile of buildings of uniform height.</i></p>	<p><i>New, from Steering Committee</i></p>	
<p>Program CD-1.5B: Evaluating View Impacts. <i>Consider the impact of proposed development on views, especially views of Mt Tamalpais and nearby ridgelines. Where feasible, new development should frame views of ridges and mountains.</i></p>	<p><i>Canalfront Design Plan</i></p>	

ATTACHMENT 3A: COMMUNITY DESIGN ELEMENT: Proposed 2040 Policies Compared to 2020 Policies

Proposed 2040 Plan	Origin of statement (2020 Plan, etc.)	Comments
<p>Policy CD-1.6: Gateways Provide distinctive, attractively designed gateways into the City and its major districts. Gateways should convey a sense of arrival, reinforce a positive image of the City, and help define a unique identity for individual districts.</p>	<p>Policy CD-8: Gateways Provide and maintain distinctive gateways to identify City entryways.</p>	
<p>Program CD-1.6A: Gateway Improvements. Evaluate each gateway shown on Exhibit CD-1 to develop recommendations for architecture, landscape design, public art, and signage. As appropriate, include these improvements in the City’s Capital Improvements Program.</p>	<p>Program CD-8a: Gateways. Evaluate each of the gateways defined on the design element maps to determine what natural, architectural, signage or landscape treatments should further establish these locations as identifiable gateways within the City, and implement the desired improvements as part of the City’s Capital Improvement Program.</p>	
<p>Program CD-1.6B: Neighborhood and District Gateways. Support landscaping, signage, and design improvements at neighborhood and business district entry points.</p>	<p>Program CD-1a: Gateway Enhancements. Fund gateway enhancements.</p>	
<p>Policy CD-1.7: Neighborhoods, Districts, and Centers Strengthen San Rafael’s identity as a community of unique neighborhoods, districts, and centers. Design decisions should maintain Downtown as a historic, walkable center; preserve the integrity and character of residential neighborhoods; and improve the appearance and function of commercial centers and employment districts.</p>	<p>Policy CD-2: Neighborhood Identity Recognize and promote the unique character and integrity of the city's residential neighborhoods and Downtown. Strengthen the "hometown" image of San Rafael by:</p> <ul style="list-style-type: none"> • Maintaining the urban, historic, and pedestrian character of the Downtown; • Preserving and enhancing the scale and landscaped character of the City's residential neighborhoods; • Improving the appearance and function of commercial areas; and • Allowing limited commercial uses in residential neighborhoods that serve local residents and create neighborhood-gathering places. 	
<p>Program CD-1.7A: Place Types. Identify “place types” in the City that establish defining characteristics and provide the basis for design standards.</p>	<p>New</p>	
<p>Program CD-1.7B: Design Guidance. Use precise plans, specific plans, and similar tools to establish the design vision for different parts of the city, and to identify desired design improvements.</p>	<p>New</p>	

ATTACHMENT 3A: COMMUNITY DESIGN ELEMENT: Proposed 2040 Policies Compared to 2020 Policies

Proposed 2040 Plan	Origin of statement (2020 Plan, etc.)	Comments
<p>Policy CD-1.8: Downtown Urban Design Enhance the design qualities that make Downtown San Rafael a unique and special place, including its traditional street grid, walkable scale, historic building stock, and varied architecture.</p>	<p>Policy CD-7 (part): Downtown Build upon the character of [Downtown] by controlling land uses to clearly distinguish [its] boundaries; by recognizing Mission San Rafael Arcangel and St. Raphael Church, and other buildings that help define the City’s character, and requiring that these and other architectural characteristics and land uses that give these areas their identity are strengthened.</p>	
<p><i>Program CD-1.8A: Downtown Precise Plan. Implement the design recommendations and standards of the Downtown Precise Plan.</i></p>	<p><i>New</i></p>	
<p>Policy CD-1.9: Neighborhood Identity and Character Recognize, preserve, and enhance the positive qualities of each San Rafael neighborhood. Infill development should complement neighborhood character, while allowing the city to adapt to changes in construction types and housing needs. Code enforcement and City programs should maintain community standards and the integrity of buildings and landscapes.</p>	<p>Policy CD-3: Neighborhoods Recognize, preserve and enhance the positive qualities that give neighborhoods their unique identities, while also allowing flexibility for innovative design. Develop programs to encourage and respect the context and scale of existing neighborhoods.</p> <p>Policy CD-13: Single-Family Residential Design Guidelines (part) Recognize, preserve and enhance the design elements that contribute to the livability of neighborhoods and their visual appearance.</p>	
<p><i>Program CD-1.9A: ADU Best Practices. Develop materials for homeowners showing how Accessory Dwelling Units (ADU) can be integrated into the fabric of existing homes and neighborhoods.</i></p>	<p><i>New</i></p>	
<p><i>Program CD-1.9B: Code Enforcement. Maintain code enforcement and nuisance abatement programs to address litter, illegal dumping, unlawful storage, and property maintenance issues.</i></p>	<p><i>Program CD-16a: Code Enforcement. Continue code enforcement efforts for trash and litter removal and other maintenance issues in all types of property.</i></p> <p><i>Program CD-12c: Unlawful Storage. Use code enforcement to eliminate unlawful storage and to assure property maintenance</i></p>	

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Proposed 2040 Plan	Origin of statement (2020 Plan, etc.)	Comments
<p><i>Program CD-1.9C: Educational Materials. Continue to provide programs and educational materials to inform property owners about property maintenance requirements, and sanitation, health, and safety standards.</i></p>	<p><i>Program CD-16b: Educational Materials. Continue to provide programs and educational materials to inform property owners about property maintenance requirements in accordance with zoning regulations and design guidelines.</i></p>	
<p><i>Program CD-1.9D: Loan Program. Encourage participation in the Marin Housing Authority’s Residential Rehabilitation Loan Program, which provides low-interest loans for qualifying homeowners to make basic repairs and correct substandard conditions.</i></p>	<p><i>Program CD-16c: Loan Program. Encourage lower income property owners to use the Housing Authority’s loan program.</i></p>	
<p>Policy CD-1.10: Commercial and Industrial Areas Recognize and preserve the design elements that contribute to the economic vitality, functionality, and visual quality of San Rafael’s commercial and industrial areas. Where appropriate, improve the appearance of these areas by making them more walkable, attractive, and visually compatible with the neighborhoods around them.</p>	<p>Policy CD-10: Nonresidential Design Guidelines Recognize, preserve and enhance the design elements that contribute to the economic vitality of commercial areas. Develop design guidelines to ensure that new nonresidential and mixed-use development fits within and improves the immediate neighborhood and the community as a whole.</p> <p>Policy CD-12: Industrial Areas Recognize the economic importance of industrial areas to the community. Require building and landscape improvements to create a visually comfortable and welcome appearance of the streetscape along roadways in industrial areas adjacent to residential neighborhoods.</p>	
<p><i>Program CD-1.10A: Commercial and Industrial Beautification. Develop and implement urban design improvements such as street trees, sidewalks, lighting, landscaping, and signage, in commercial and industrial areas through the development review process, capital improvement program, and similar means.</i></p>	<p><i>Program CD-12b: Sidewalk and Street Trees. Install or improve sidewalks and street trees in existing industrial areas as redevelopment occurs, through the development review process.</i></p>	

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Proposed 2040 Plan	Origin of statement (2020 Plan, etc.)	Comments
<p>GOAL CD-2: QUALITY CONSTRUCTION AND DESIGN Encourage quality construction and design that enhances San Rafael’s character and creates places of lasting value. <i>San Rafael is known as a city of great architecture and memorable buildings. The City embraces creative design, while ensuring that the scale, height, and massing of new development respects the surrounding context.</i></p>	<p><i>New</i></p>	
<p>Policy CD-2.1: Design Guidelines Use design guidelines and standards to strengthen the visual and functional qualities of San Rafael’s neighborhoods, districts, and centers. Guidelines should ensure that new construction, additions, and alterations are in harmony with the surrounding neighborhoods.</p>	<p>Program CD-11a: Compatibility of Building Patterns. <i>Adopt design guidelines to ensure compatibility of neighborhood building patterns. Guidelines should address setback patterns, parking and driveway patterns, building scale, transitions between land use districts, height and building setbacks, as well as entries, roof design, roof equipment, windows, architectural style, materials and detailing, lighting and landscaping.</i></p>	
<p>Program CD-2.1A: Design Guidelines. <i>Maintain design guidelines and standards for residential, non-residential, and mixed use construction. Guidelines should define the elements of good design and encourage compatible building patterns, scale, mass, and transitions between areas. Design guidelines should be periodically updated to respond to construction trends, neighborhood feedback, and changes in the way people live, work, and travel.</i></p>	<p>Program CD-10a: Visual Compatibility. <i>Ensure that new structures are visually compatible with the neighborhood and encourage neighborhood gathering places. Guidelines may address screening of service functions, materials and detailing, screening of roof equipment, lighting, landscaping, outdoor café seating and pedestrian amenities.</i></p>	
<p>Program CD-2.1B: Form-Based Codes. <i>Encourage the use of form-based codes that integrate design and regulatory controls to improve design quality, enhance walkability, and reinforce the positive elements of the city.</i></p>	<p><i>New</i></p>	
<p>Policy CD-2.2: Creative Architecture and Design Encourage creative architecture while respecting the context of each site and the neighborhood or district around it.</p>	<p>Policy CD-3: Neighborhoods. Recognize, preserve and enhance the positive qualities that give neighborhoods their unique identities, while also allowing flexibility for innovative design.</p>	

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Proposed 2040 Plan	Origin of statement (2020 Plan, etc.)	Comments
<p>Program CD-2.2A: Reinforcing Design Context. <i>Ensure that design guidelines recognize the different contexts of San Rafael neighborhoods. In areas where there is a consistent pattern of height, scale, materials, or setbacks, such as the Eichler neighborhoods of Terra Linda, design should reinforce prevailing patterns. Where there is no predominant theme or design, continued diversity in style and materials is encouraged.</i></p>	<p>Policy CD-13: Single-Family Residential Design Guidelines Recognize, preserve and enhance the design elements that contribute to the livability of neighborhoods and their visual appearance. Recognize that each neighborhood is unique, and that design review must consider the distinct characteristics of individual neighborhoods. Develop design guidelines to ensure that new development fits within and improves the character-defining elements of neighborhoods.</p>	
<p>Program CD-2.2B: Design Review Standards and Guidelines. <i>Consider amendments to the design review standards to improve the compatibility of large ground floor additions and major renovations with their surroundings.</i></p>	<p>Program CD-3a: Design Review Process. <i>Consider ways to perform limited design review for major ground floor additions and renovations to assure compatibility with surroundings.</i></p>	
<p>Program CD-2.2C: Successful Design Portfolio. <i>Establish a portfolio of projects illustrating successful design and make it available on the City’s website.</i></p>	<p>Program CD-10c: Successful Design Portfolio. <i>Establish a portfolio of desirable projects illustrating successful design.</i></p>	
<p>Program CD-2.2D: Signature Buildings. <i>Encourage the construction of “signature” buildings that create a positive impression of San Rafael. Memorable, innovative architecture should be encouraged through the placement of building forms and features, selection of materials, unique treatment of corner sites, and similar measures.</i></p>	<p><i>New, from the San Rafael Design Guidelines and Steering Committee</i></p>	
<p>Program CD-2.2E: Exceptions. <i>Allow variation from design guidelines and standards for exceptional buildings that contribute public benefits and make a significant contribution to their surroundings. Principles of Good Design (2017)</i></p>	<p><i>New, from “Principles of Good Design” (2017-18)</i></p>	

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Proposed 2040 Plan	Origin of statement (2020 Plan, etc.)	Comments
<p>Policy CD-2.3: Public Involvement in Design Review</p> <p>Provide for public involvement in design review through effective noticing, adequate comment timelines, and ample project review opportunities.</p>	<p>Policy CD-15: Participation in Project Review</p> <p>Provide for public involvement in the review of new development, renovations, and public projects with the following:</p> <ul style="list-style-type: none"> • Design guidelines and other information relevant to the project as described in the Community Design Element that would be used by residents, designers, project developers, City staff, and City decision makers; • Distribution of the procedures of the development process that include the following: submittal information, timelines for public review, and public notice requirements; • Standardized thresholds that state when design review of projects is required (e.g. residential conversions, second-story additions); and • Effective public participation in the review process. 	
<p>Program CD-2.3A: Improving Design Review Efficiency. Continue to improve the design review process by:</p> <ul style="list-style-type: none"> • Periodically reevaluating thresholds for design review. • Making changes that improve the quality of initial submittal requirements • Continuing noticing of neighborhood and homeowner associations, but adjusting procedures to encourage early participation • Considering ways to broaden participation to include tenants and others who may be unaware of applications • Changing the project review sequence so that Planning Commission feedback is solicited before the Design Review Board • Periodically evaluating and updating the guidelines. <p><i>Program CD-15A and 15B</i></p>	<p>Program CD-15a: Notification and Information about Development Projects. Continue to enhance San Rafael’s public notification and neighborhood meeting process to encourage early participation in the review of projects. Create succinct and understandable written handouts to guide property owners, designers, residents and business owners through the City submittal, review and approval processes. Continue notifying neighborhood and homeowner associations about proposed projects in nearby nonresidential areas. Evaluate the adequacy of notification procedures and enhance as needed. For example, consider requiring notification of non-owner occupants and requiring large on-site visible notice of projects under review.</p> <p>Program CD-15b: Thresholds for Design Review. Since 2004, some thresholds have been adjusted for projects. Reevaluate thresholds for design review to ensure sufficient public involvement in the evaluation of design review permits.</p>	

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Proposed 2040 Plan	Origin of statement (2020 Plan, etc.)	Comments
<p>Program CD-2.3B: Community Discussions of Good Design. Continue to engage the community in discussions of “good design” and strategies to improve architecture and public space.</p>	<p>New</p>	
<p>Policy CD-2.4: Craftsmanship Encourage a high level of craftsmanship and the use of durable, high-quality materials that enhance the appearance of the city.</p>	<p>New</p>	
<p>Program CD-2.4A: Plan Review and Inspection. Maintain plan review and inspection processes that ensure that construction is completed as proposed.</p>	<p>New, from Committee</p>	
<p>Policy CD-2.5: Single Family Home Design Encourage the design of new homes, additions, and alterations that integrate well with their surroundings and support the livability of neighborhoods. Residential additions and alterations should respect the proportions, styles, and materials of the house and adjacent properties.</p>	<p>New, from Design Guidelines (this topic is also addressed in several Neighborhoods Element policies)</p>	
<p>Policy CD-2.6: Higher Density Design Encourage high-quality architecture and landscape design in new higher-density housing and mixed use projects. Such projects should be designed to be compatible with nearby buildings and respect the character-defining features of the surrounding neighborhood or district.</p>	<p>Policy CD-11: Multifamily Design Guidelines Recognize, preserve and enhance the design elements that ensure multifamily housing is visually and functionally compatible with other buildings in the neighborhood. Develop design guidelines to ensure that new development fits within and improves the character defining elements of neighborhoods.</p>	
<p>Program CD-2.6A: Objective Design Standards. Maintain objective design standards for higher density housing that meet the requirements of State law and support new housing construction.</p>	<p>Replaces Program CD-3c: Development Standards. Reexamine residential development standards to address building size, setbacks, height, location of parking, landscaping and design impact.</p>	

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<p>Policy CD-2.7: Open Space in Multi-Family Housing Require private outdoor areas such as decks and patios, as well as common open space areas, in new multi-family development. Such spaces also should be encouraged in mixed use areas. Common open space may include recreation facilities, gathering places, and site amenities such as picnic and play areas.</p>	<p>Policy CD-14: Recreational Areas In multifamily development, require private outdoor areas and on-site common spaces for low and medium densities. In high density and mixed-use development, private and/or common outdoor spaces are encouraged. Common spaces may include recreation facilities, gathering spaces, and site amenities such as picnicking and play areas.</p>	
<p><i>Program CD-2.7A: On-Site Recreational Areas. Continue requirements for on-site recreational areas as specified in the zoning ordinance.</i></p>	<p><i>Program CD-14a: On-Site Recreational Areas. Continue requirements for on-site recreational areas as specified in the zoning ordinance.</i></p>	
<p>Policy CD-2.8: Scale Transitions Require sensitive scale and height transitions between larger and smaller structures. In areas where taller buildings are allowed, they should be designed to minimize shadows, loss of privacy, and dramatic contrasts with adjacent low-scale structures.</p>	<p><i>New, from Design Guidelines and “Principles of Good Design” (2017-18). Also covered in Neighborhoods Element Downtown Policies.</i></p>	
<p><i>Program CD-2.8A: Daylight Planes and Stepbacks. Use tools such as stepbacks and daylight planes to improve height transitions where taller buildings are constructed near lower-scale buildings. The perceived height and bulk of new buildings should be reduced by stepping back the upper floors, articulating the building elevation, and using varied exterior building materials.</i></p>	<p><i>New, from Design Guidelines and “Principles of Good Design” (2017-18)</i></p>	
<p>Policy CD-2.9: Parking and Driveways Encourage parking and circulation design that supports pedestrian movement and ensures the safety of all travelers, including locating parking to the side or rear of buildings, limiting driveway cuts and widths, and minimizing large expanses of pavement. Parking should be screened from the street by landscaping and should provide easy access to building entrances.</p>	<p><i>New, from Design Guidelines and “Principles of Good Design” (2017-18)</i></p>	

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<p>Policy CD-2.10: Landscape Design Encourage privately owned and maintained landscaping that contributes to neighborhood quality, complements building forms and materials, and enhances the streetscape. Natural elements such as plants should be an integral part of site development and should humanize and enhance the built environment.</p>	<p><i>New, from Design Guidelines and “Principles of Good Design” (2017-18)</i></p>	
<p>Program CD-2.10A: Zoning Regulations. Periodically evaluate the landscape provisions in the Zoning Ordinance to respond to climate change, hazards, water availability, and other issues.</p>	<p>Program CD-18a: Zoning Regulations for Landscaping. Evaluate and amend as necessary, the Zoning Ordinance’s landscaping provisions to promote development with a strongly landscaped character. The intent is that individual neighborhood character be developed and maintained, architecture be softened by plant materials where appropriate, conflicting uses be buffered, parking areas be screened, comfortable outdoor living and walking spaces be created, air pollution be mitigated, and developments be made water efficient through the use of a variety of site-appropriate plant material.</p>	
<p>Program CD-2.10B: Industrial Landscape Design. Ensure that landscape guidelines for industrial areas provide effective buffering, while also supporting water conservation and fire hazard reduction goals.</p>	<p>Program CD-12a: Landscaping (in Industrial Areas). Adopt design guidelines to address and modify zoning code landscape requirements to ensure compatibility with adjacent residential neighborhoods.</p>	
<p>Program CD-2.10C: Parking Lot Landscaping Requirements. Review City standards for parking lot landscaping to ensure that they adequately address visual screening, water conservation, security and sight lines, tree protection, climate-related issues, and requirements for ongoing maintenance. Standards should allow for the integration of solar shade structures within parking areas.</p>	<p>Policy CD-21: Parking Lot Landscaping Provide parking lot landscaping to control heat build-up from pavement, reduce air pollution, provide shade cover for vehicles and soften the appearance of the parking lot. Emphasize the use of trees and limit the height of shrub plantings so as to avoid creating security problems.</p> <p>Program CD-21a: Parking Lot Landscaping Requirements. Update parking lot landscape requirements to increase the screening of parking lots from the street and nearby properties. Requirements would address appropriate size and location of landscaping, necessary screening consistent with security considerations, tree protection measures, and appropriate percent of shade coverage required of</p>	

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Proposed 2040 Plan	Origin of statement (2020 Plan, etc.)	Comments
	<i>parking lot trees. Include maintenance requirements in all approvals.</i>	
<p>Policy CD-2.11: Building Elements In non-residential and mixed-use buildings, encourage the incorporation of architectural elements such as towers, arcades, courtyards, and awnings to create visual interest, provide protection from the elements, and enhance orientation.</p>	<p><i>New, from “Principles of Good Design” (2017-18). Also covered in Downtown policies in Neighborhoods Element.</i></p>	
<p>GOAL CD-3: PUBLIC REALM Create streets, public spaces, and civic buildings that add value to private property, promote environmental sustainability, and contribute to San Rafael’s visual quality and identity. <i>The City’s public spaces convey civic pride and enhance property values. San Rafael’s streets, parks, plazas, and civic buildings are designed and maintained to support the city’s climate action and sustainability goals. They provide common ground that connects and unifies the city.</i></p>	<p>New</p>	
<p>Policy CD-3.1: Corridors Improve the function and appearance of San Rafael’s major transportation corridors and enhance their role in shaping the city’s character.</p>	<p>Policy CD-9: Transportation Corridors To improve the function and appearance of corridors, recognize those shown on Exhibits 17 and 18 and define each corridor's contribution to the City based upon its land use and transportation function and how it is experienced by the public.</p>	
<p>Program CD-3.1A: Streetscape Guidelines. <i>Develop general streetscape guidelines for residential arterials, auto-oriented commercial streets, pedestrian streets, and other types of streets in the city. Include site-specific recommendations for individual corridors when needed.</i></p>	<p>Program CD-9a: Corridor Design Guidelines. <i>Develop specific design guidelines for each corridor that address building massing, articulation of building facades, detailing, lighting, landscaping, street trees and other desired infrastructure and characteristics. Include appropriate zoning code provisions.</i></p>	
<p>Program CD-3.1B: Right-of-Way Landscaping. <i>Encourage Caltrans to install and maintain landscaping along Highway 101 and Interstate 580.</i></p>	<p>Program CD-9b: Right-of-Way Landscaping. <i>Encourage Caltrans to install and maintain landscaping along its right-of-ways.</i></p>	

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<p>Program CD-3.1.C: Highway 101 Underpasses. Promote public art, restoration of Irwin Creek, and other improvements beneath the Downtown elevated section of Highway 101 to better connect the east and west sides of the freeway and make the area more hospitable to pedestrians and cyclists.</p>	<p>New, from Canalfront Design Plan.</p>	
<p>Policy CD-3.2: Street Furnishings Use street furniture and pavement materials to create a more attractive city, particularly in commercial districts. Benches, trash receptacles, streetlights, art, and other street furnishings should be compatible with—and strengthen—the identity of San Rafael’s business districts and neighborhoods.</p>	<p>Policy CD-17: Street Furnishings Encourage appropriate benches, trash containers, street lighting, public art, and other street furnishings. Select styles compatible with individual neighborhoods and the Downtown to strengthen their identities.</p>	
<p>Program CD-3.2A: Right-of-Way Encroachments. Continue to refine City standards for encroachments into the public right of way for activities such as sidewalk dining, parklets, and temporary signage.</p>	<p>New, from Principles of Good Design (2017-18)</p>	
<p>Program CD-3.2B: Arts Partnerships. Explore opportunities to engage the local arts community in the design of public realm improvements, including public art, painting of utility boxes, murals, and similar improvements.</p>	<p>New</p>	
<p>Policy CD-3.3: Plazas and Active Public Spaces Encourage the integration of public space—or private space that is available for public use—in new larger-scale commercial, civic, and mixed use development. Such spaces should be designed and operated so that they can be easily maintained, remain safe and attractive, and contribute positively to the community.</p>	<p>New, from Principles of Good Design (2017-18)</p>	
<p>Program CD-3.3A: Activation of Public Space. Encourage activities such as farmers markets and performances in urban public spaces to enhance their usefulness and role as community gathering space.</p>	<p>New</p>	

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Proposed 2040 Plan	Origin of statement (2020 Plan, etc.)	Comments
<p><i>Program CD-3.3B: Solar Access for Public Space. Explore potential sun and shading standards for select public and quasi-public spaces downtown. Principles of Good Design (2017)</i></p>	<p><i>New, from Principles of Good Design (2017-18)</i></p>	
<p>Policy CD-3.4: Landscape Design in Public Rights-of-Way</p> <p>Use landscape design in public rights-of-way to soften the built environment, showcase San Rafael’s natural environment, and advance City goals related to climate change, conservation, and hazard reduction. Landscaping should control heat build-up from pavement, reduce air pollution, provide shade, and improve visual quality.</p>	<p>Policy CD-18: Landscaping Recognize the unique contribution provided by landscaping and make it a significant component of all site design.</p> <p>Policy CD-21: Landscaping (parking lots) Provide parking lot landscaping to control heat build-up from pavement, reduce air pollution, provide shade cover for vehicles and soften the appearance of the parking lot. Emphasize the use of trees and limit the height of shrub plantings so as to avoid creating security problems.</p> <p><i>Program CD-1d: Landscape Improvement. Recognize that landscaping is a critical design component. Encourage maximum use of available landscape area to create visual interest and foster sense of the natural environment in new and existing developments. Encourage the use of a variety of site appropriate plant materials.</i></p>	
<p>Policy CD-3.5: Landscape Maintenance</p> <p>Prioritize landscape maintenance along the City’s most heavily traveled roadways and gateways. Control costs by using low-maintenance materials, removing litter, and avoiding deferred maintenance. Operational practices should support the City’s commitment to sustainability and reduced use of toxic materials.</p>	<p>Policy I-7: Landscape Maintenance</p> <p>Provide for low maintenance entryway landscaping. Give priority to maintenance of landscaping along the City’s most heavily traveled roadways and gateways as shown on Exhibits 17 (San Rafael Community Design) and Exhibit 18 (Central San Rafael Community Design).</p>	
<p><i>Program CD-3.5A: Landscape Stewardship. Encourage partnerships with neighborhoods and civic organizations to maintain and improve the City’s landscaped areas.</i></p>	<p><i>Program I-7a. City Landscaping. Encourage partnerships with neighborhood and civic organizations to maintain and improve the City’s landscaped areas.</i></p>	

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<p>Policy CD-3.6: Street Trees Encourage the planting and maintenance of street trees to reduce urban heat island effects, improve air quality, absorb runoff and wind, define neighborhoods, and improve the appearance and character of City streets.</p>	<p>Policy I-8. Street Trees Create street tree planting and maintenance programs and encourage the use of large canopy trees where appropriate in order to control temperature, improve air quality, control wind, define neighborhoods, and improve street appearance.</p>	
<p>Program CD-3.6A: Street Tree Planting and Maintenance. Continue to implement a comprehensive street tree planting, maintenance, and replacement program. Trees should be appropriate for the planting areas where they are located.</p>	<p>Program I-8a: Street Tree Program. Develop a comprehensive citywide street tree planting, maintenance, replacement, diversification, wood utilization and tree waste-recycling program. The citywide street tree program should consider the use of large canopy trees where the planting areas and locations make such trees feasible and appropriate. Include coordination and communication with PG&E regarding tree maintenance in relation to power lines. Utilize volunteers to the extent feasible in creating a street tree inventory.</p>	
<p>Program CD-3.6B: Street Tree Inventory. Create an inventory of City street trees, using volunteers to the greatest extent feasible.</p>		
<p>Program CD-3.6C: Street Trees for New Development. Require street trees in new developments and major property upgrades. <i>Program I-8b</i></p>	<p>Program I-8b. Street Trees for New Development. Require street trees at frequent spacing in all new developments and property upgrades...</p>	
<p>Policy CD-3.6D: Street Tree Maintenance. Support the long-term health of San Rafael’s urban forest through street tree maintenance. Seek diversified funding sources for maintenance and replacement. <i>Program I-8c</i></p>	<p>Program I-8c. Street Tree Maintenance. Seek diversified funding sources for street tree maintenance and replacement.</p>	
<p>Policy CD-3.7: Tree Replacement Discourage the removal of healthy trees. Support in-kind replacement when trees are removed due to health, safety, or maintenance cost reasons.</p>	<p><i>Climate Change Action Plan</i></p>	
<p>Program CD-3.7A: Mitigation for Tree Removal. Continue to implement mitigation requirements for tree removal in new development. This could include planting of trees in locations other than the project site. <i>Program I-8b</i></p>	<p>(from I-8b) Require street trees at frequent spacing in all new developments and property upgrades and consider mitigation for tree removal by planting street trees in locations other than the project site.</p>	

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Proposed 2040 Plan	Origin of statement (2020 Plan, etc.)	Comments
<p>Program CD-3.7B: Tree Removal Due to Sidewalk Damage and Replacement. Consider replacing trees that have root systems that cause frequent damage to pavement and sidewalks.</p>	<p><i>(from I-8b) Continue replacing trees that have aggressive root systems affecting vehicular and pedestrian travel.</i></p>	
<p>Policy CD-3.8: Lighting Encourage lighting for safety and security while controlling excessive light spillover and glare. Lighting should complement building and landscape design. Policy CD-19</p>	<p>Policy CD-19: Lighting Allow adequate site lighting for safety purposes while controlling excessive light spillover and glare</p>	
<p>Program CD-3.8A: Lighting Plans. Require lighting plans for projects proposing exterior lighting. The design review process should be used to evaluate lighting for safety and its potential to negatively impact nearby properties. Program CD-19A and B</p>	<p>Program CD-19A: Site Lighting. Through the design review process, evaluate site lighting for safety and glare on proposed projects. Program CD-19B: Lighting Plan. Require new development and projects making significant parking lot improvements or proposing new lighting to prepare a lighting plan consistent with the Design Guidelines for review by City planning staff.</p>	
<p>Policy CD-3.9: Wayfinding and Directional Signage Encourage the use of consistent graphic conventions and logos for City signs, including gateway signs and wayfinding signs to major destinations. New</p>	<p><i>New, Parking and Wayfinding Study</i></p>	
<p>Program CD-3.9A: Downtown Wayfinding. Implement the signage recommendations in the 2018 Downtown Parking and Wayfinding Study to direct people to cultural resources, public facilities, parks, shopping areas, parking, and key destinations. Consider wayfinding signage in other parts of the City, such as Northgate, Point San Pedro area, and the Canal. Program CD-1C</p>	<p>Program CD-1c: Way-Finding Signage. Prepare and implement an attractive citywide way-finding sign program to direct people to the City's cultural resources, public facilities, parks and other important destinations.</p>	
<p>Program CD-3.9B: Interpretive Signage. Encourage the use of interpretive signage to provide information about local history, the natural environment, and cultural resources. Canalfront Design Plan</p>	<p><i>Canalfront Design Plan</i></p>	

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<p>Policy CD-3.10: Commercial Signage Encourage commercial signage that provides the visual identification necessary for business success, while enhancing the building, streetscape, and surrounding area. <i>Policy CD-20</i></p>	<p>Policy CD-20: Commercial Signage Provide sign regulations and guidelines that allow adequate visual identification necessary for successful commercial uses, while also taking into consideration the visual impact along any given roadway.</p>	
<p><i>Program CD-3.10A: Sign Regulations.</i> Periodically update the City’s sign regulations to reflect new technologies, materials, and design trends, and to ensure that regulations comply with all applicable state and federal laws. <i>New, from Committee—replaces CD-20A</i></p>	<p><i>Program CD-20a: Sign Ordinance.</i> Update the Sign Ordinance and, when developing regulations, take into account the cumulative effects of possible signage along a roadway or corridor.</p>	
<p>Policy CD-3.11: Universal Design Encourage the concept of universal design in the design of public space, so that persons of all physical abilities can safely and comfortably use city streets and civic places. <i>New, from Committee</i></p>	<p><i>New, from Committee</i></p>	