## What's Inside?

Chapter 1 Vision Summary

**Chapter 2** Existing Conditions

**2.3** Key Demographics and Socio-Economic Conditions

2.6 Natural Hazards, Climate Change and Utility Systems

2.5 Multimodal Access, Circulation and Parking

1.1 A Vision for Downtown

1.2 Purpose and Timeline

1.3 Regulatory Structure

1.4 Precise Plan Organization

2.1 Location and Natural Setting

2.4 Built Form and Character

**2.2** Historical and Cultural Context

## 1 2 4 6 12 15 16 18

Contents

20

24

30

36

Administrative Draft — April 2020 Downtown San Rafael Precise Plan

Chapter 3 Community Engagement + Design Programment   3.1 Community Engagement and Visioning 3.2 Key Opportunities and Challenges 3.3 Design Principles and Guiding Policies	rinciples 41 42 46 48
Chapter 4 Design Vision	67
<b>4.1</b> Downtown Vision	68
4.2 A Form-Based Approach for Downtown Development	72
<b>4.3</b> Building Height and Transitions	76
<b>4.4</b> Public Realm and Connectivity	80
<b>4.5</b> Downtown Sub-Areas	88
Chapter 5 Historic Resources	117
<b>5.1</b> Downtown San Rafael Historic Context	118
<b>5.2</b> Existing Historic Preservation Policies and Regulations	122
<b>5.3</b> Survey and Inventory of Historic Resources	124
<b>5.4</b> Proposed Historic and Conservation Districts	132
<b>5.5</b> Recommendations for Historic Preservation Ordinance	138
Chapter 6 Transportation + Parking	141
6.1 Multimodal Approach and Intent	142
<b>6.2</b> Multimodal Street Prioritization Network	146

Downtown San Rafael Precise Plan Administrative Draft — April 2020

<b>6.3</b> Street Transformations	169
<b>6.4</b> Ride-Hailing, Self-Driving Vehicles, and Micromobility	179
<b>6.5</b> Parking and Curbside Management	182
<b>6.6</b> Vehicle Travel Reduction Measures	187
<b>6.7</b> Wayfinding	189
Chapter 7 Affordable Housing + Anti-Displacement	191
7.1 Introduction	192
7.2 Housing Element Context	194
<b>7.3</b> Existing Housing Characteristics	198
<b>7.4</b> Existing City Programs and Resources	202
<b>7.5</b> Implementation Strategies	208
Chapter 8 Implementation	217
8.1 Roadmap to Implementation	218
8.2 Economic Development Strategy	224
8.3 Recommended Actions for Affordable Housing and Anti-Displacement	234
8.4 Recommended Actions for Historic Resources Management	236
8.5 Recommended Actions for Utility Infrastructure	238
<b>8.6</b> Plan Monitoring and Enforcement + Next Steps	240

Administrative Draft — April 2020 Downtown San Rafael Precise Plan

Chapter 9 Downtown Form-Based Code	243
Article 1. Introduction	249
Division 1.1 Purpose	250
Article 2. Downtown Form-Based Zones	257
Division 2.1 Establishment and Designation of Downtown Zones	258
Division 2.2 Downtown Zones	260
Article 3. Supplemental to Downtown Form-Based Zones	291
<b>Division 3.1</b> Site Standards	292
Division 3.2 Massing and Facade Articulation Standards	302
Division 3.3 Frontage Standards	310
<b>Division 3.4</b> Signage Standards	324
Article 4. Definitions	339
Division 4.1 Definitions	340
Chapter 10 Glossary + Appendices	347
Glossary	348
Appendix I. References to Planning Regulations	351
Appendix II. Downtown Area Profile Report	352
Appendix III. Community Engagement	353
Appendix IV. Downtown Options Report	354
Appendix V. Historic Resources - Additional Information	355

Downtown San Rafael Precise Plan Administrative Draft — April 2020

Appendix VI. Transportation and Parking - Additional Information	361
Appendix VII. Affordable Housing and Anti-Displacement Strategy	365
Appendix VIII. Financial Feasibility Analysis of Infill Sites	367

Administrative Draft — April 2020 Downtown San Rafael Precise Plan

vii