## What’s Inside?

### Contents

<table>
<thead>
<tr>
<th>Chapter 1 Vision Summary</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1.1</strong> A Vision for Downtown</td>
<td>1</td>
</tr>
<tr>
<td><strong>1.2</strong> Purpose and Timeline</td>
<td>2</td>
</tr>
<tr>
<td><strong>1.3</strong> Regulatory Structure</td>
<td>4</td>
</tr>
<tr>
<td><strong>1.4</strong> Precise Plan Organization</td>
<td>6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Chapter 2 Existing Conditions</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.1</strong> Location and Natural Setting</td>
<td>15</td>
</tr>
<tr>
<td><strong>2.2</strong> Historical and Cultural Context</td>
<td>16</td>
</tr>
<tr>
<td><strong>2.3</strong> Key Demographics and Socio-Economic Conditions</td>
<td>18</td>
</tr>
<tr>
<td><strong>2.4</strong> Built Form and Character</td>
<td>20</td>
</tr>
<tr>
<td><strong>2.5</strong> Multimodal Access, Circulation and Parking</td>
<td>24</td>
</tr>
<tr>
<td><strong>2.6</strong> Natural Hazards, Climate Change and Utility Systems</td>
<td>30</td>
</tr>
</tbody>
</table>

Administrative Draft — April 2020

Downtown San Rafael Precise Plan
# Chapter 3  Community Engagement + Design Principles  

3.1 Community Engagement and Visioning  
3.2 Key Opportunities and Challenges  
3.3 Design Principles and Guiding Policies

# Chapter 4  Design Vision  

4.1 Downtown Vision  
4.2 A Form-Based Approach for Downtown Development  
4.3 Building Height and Transitions  
4.4 Public Realm and Connectivity  
4.5 Downtown Sub-Areas

# Chapter 5  Historic Resources  

5.1 Downtown San Rafael Historic Context  
5.2 Existing Historic Preservation Policies and Regulations  
5.3 Survey and Inventory of Historic Resources  
5.4 Proposed Historic and Conservation Districts  
5.5 Recommendations for Historic Preservation Ordinance

# Chapter 6  Transportation + Parking  

6.1 Multimodal Approach and Intent  
6.2 Multimodal Street Prioritization Network
Chapter 9 Downtown Form-Based Code

Article 1. Introduction
Division 1.1 Purpose

Article 2. Downtown Form-Based Zones
Division 2.1 Establishment and Designation of Downtown Zones
Division 2.2 Downtown Zones

Article 3. Supplemental to Downtown Form-Based Zones
Division 3.1 Site Standards
Division 3.2 Massing and Facade Articulation Standards
Division 3.3 Frontage Standards
Division 3.4 Signage Standards

Article 4. Definitions
Division 4.1 Definitions

Chapter 10 Glossary + Appendices

Glossary
Appendix I. References to Planning Regulations
Appendix II. Downtown Area Profile Report
Appendix III. Community Engagement
Appendix IV. Downtown Options Report
Appendix V. Historic Resources - Additional Information
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