



Downtown Precise Plan Review of Comments

Downtown San Rafael Precise
Plan

Planning Commission Public
Hearing
February 9th, 2021

Timeline Recap

- General Plan 2040 published Oct 2, 2020
- Hearings on Oct 27, Nov 12, and Dec 15
- Precise Plan published Dec 21, 2020
 - Jan 12 hearing: Review of Chapters 1-8
 - Jan 26 hearing: Review of Chapter 9 (Form Based Code)
 - February 9 hearing: Review of comments on Plan
- EIR hearing on March 9
 - Supplemental correspondence on GP and DTPP also to be reviewed
- Revised Plan(s) and Final EIR to Commission in April

Comments Received to Date

Letters

- San Rafael Heritage (2)
- Sustainable San Rafael
- Raghianti & Freitas (4th and Grand)
- Raghianti & Freitas (5th and C)
- Responsible Growth in Marin
- Victoria DeWitt (2/8)

Public Comment

- Historic Resource Issues
- Urban Design Improvements
- Density Bonus questions
- Solar access questions

Commissioner Feedback

- Jan 12 meeting (Plan)
- Jan 26 meeting (Code)

Issue: Historic Resources

- Plan includes an updated inventory of historic resources
- Working now with property owners and stakeholder groups to address:
 - *Survey findings*
 - *Development standards and procedures*
- Post-card noticing of owners underway
- Webinars set for 2/18, 2/24, 2/25
- Comments on the inventory are being treated as EIR comments



Issue:

Height and Density Bonuses

- Plan provides for 10' and 20' height bonuses for projects with affordable housing and other community benefits
- Commenters seek clarity on definition of “affordable” and how bonuses will be awarded
- Commenters seek clarity on how State-mandated density bonuses will be calculated when Plan does not use density
- City seeking legal counsel on best practices for applying density bonuses to Form Based Codes



Issue:

4th Street as a “Pedestrian” Street

- Plan acknowledges opportunities for “Shared Street”
- GP 2040 Steering Committee did not support permanently closing 4th Street to vehicle traffic
- Commissioners and several commenters suggested stronger case for changing street’s design and function
- Supplemental guidance may be needed



Issue:

Additional Urban Design Ideas

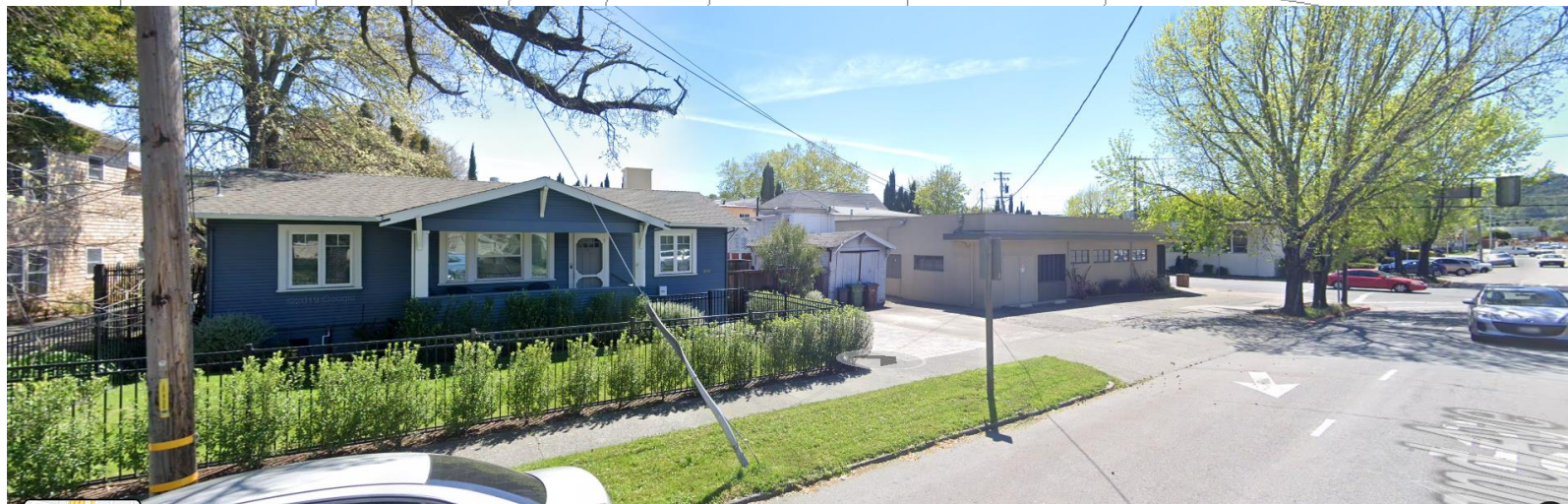
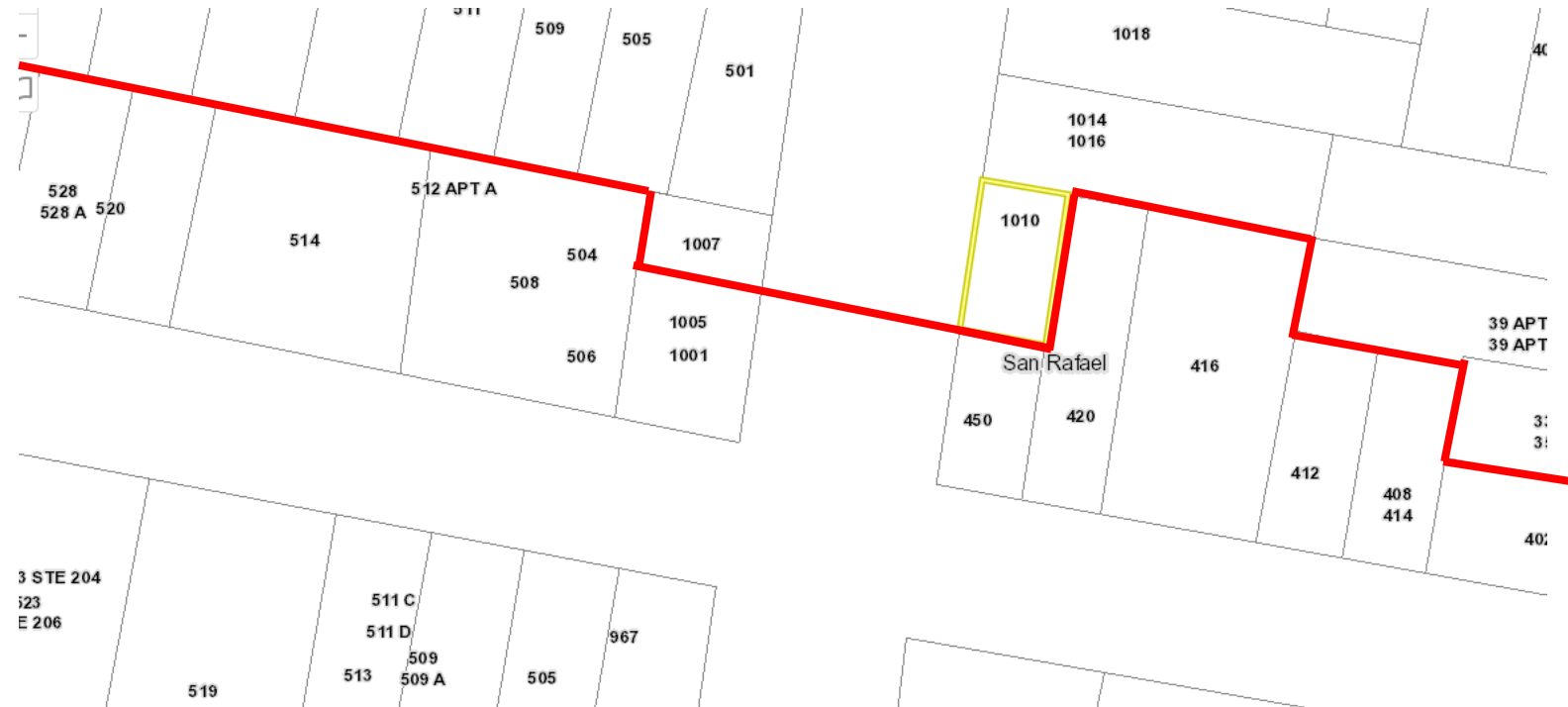
Sustainable San Rafael Letter suggests additional design ideas

- Plaza on west side of tracks at Bettini Transit Center
- Extend 4th St “shared street” west to B Street
- Ped safety improvements on 2nd and 3rd (at A, B, Lindaro)
- Open space at 4th and E SW corner
- Taller heights at 4th and E
- Design Second St and Tamalpais bike paths for multi-use
- Enhance 4th and Grand in Montecito
- Ensure solar access



Issue: Expand Plan Boundary at 4th/ Grand





Issue:

Increase Height Limits at 5th and C

Existing height limit = 42'

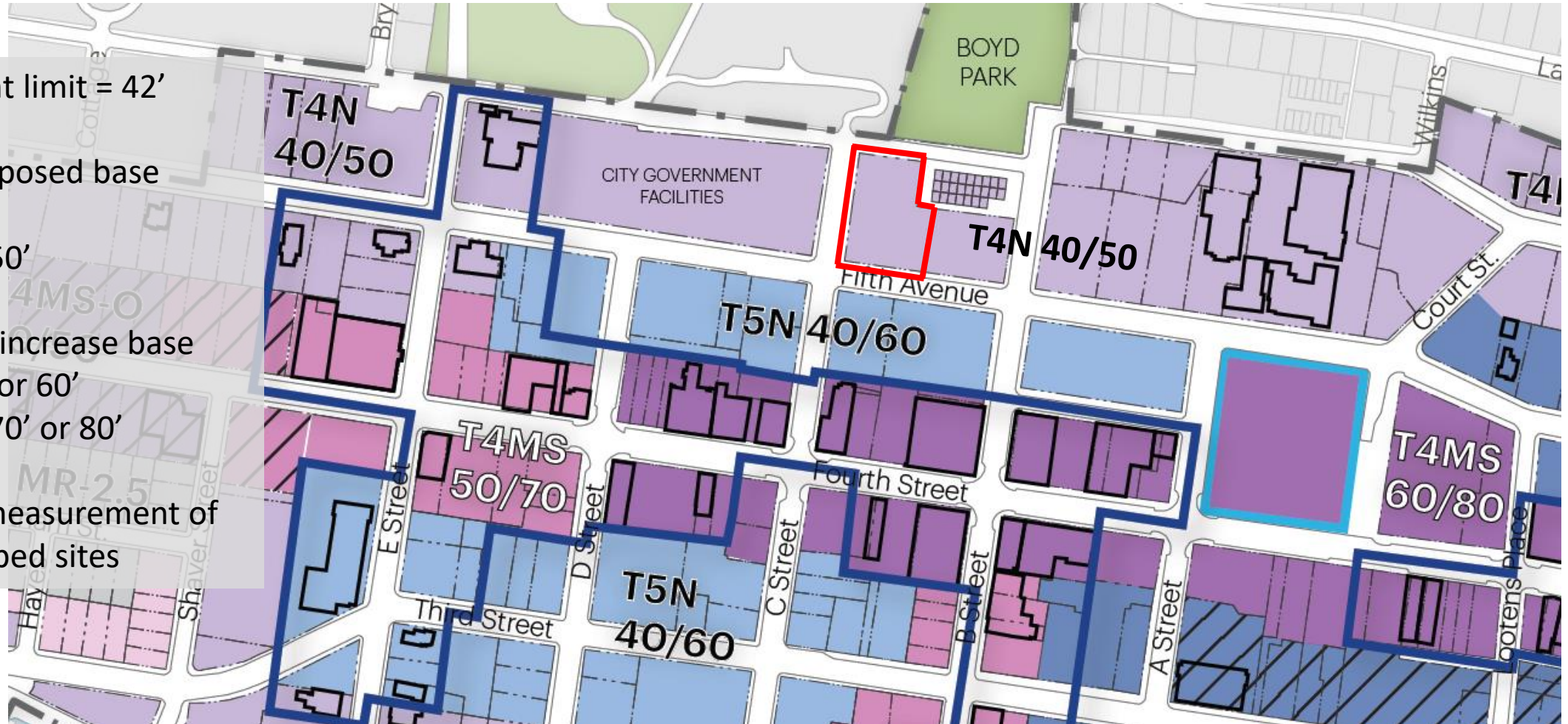
Currently proposed base height = 40'

Bonus up to 50'

Request is to increase base height to 50' or 60'

Bonus up to 70' or 80'

Also, clarify measurement of height on sloped sites





Mission Av

Fifth Av

C Street

2D



5th and C, looking NE



Mission and C, looking SE

Next Steps

- Discuss key issues
 - Boundary change request
 - Height request
 - Urban design ideas/ 4th Street ideas
 - Historic resources/ bonuses
 - Other issues raised by public
- Provide direction to staff
- Continue hearing until March 9
- Revised Precise Plan and Code to be considered in April



Thank You!

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