

## EDITS TO DOWNTOWN PRECISE PLAN MADE AFTER JULY 19, 2021

**Page 233, edit second column, last sentence as follows:**

The Precise Plan is an opportunity to examine and attempt to resolve these issues in ways that benefit everyone.

**Page 31, edit first column, first bulleted item as follows:**

### Challenge 6 Rising homelessness and **displacement** ~~concerns about safety~~

- The Bay Area is facing a housing crisis. Downtown, as the County-wide center for social services, has a large number of unsheltered residents ~~that has affected the image of Downtown for many, and discouraged visitors.~~ There is an urgent need for permanent supportive housing, as well as measures to avoid displacement of lower-income residents.

**Page 39, edit first column, Guiding Policy 2F as follows:**

2F. Continue existing efforts and explore new "best practice" strategies to address homelessness in a holistic manner. ~~Initiate~~ Support public education programs, short-term measures to assist those in need, and ~~to build support for evidence-based, long-term solutions,~~ including additional permanent supportive housing.

**Page 50, edit second column, second to last sentence as follows:**

Downtown is a regional hub for a variety of social services, and a suitable location to test housing solutions with support services for its unsheltered population, as part of a comprehensive County-led approach to address homelessness.

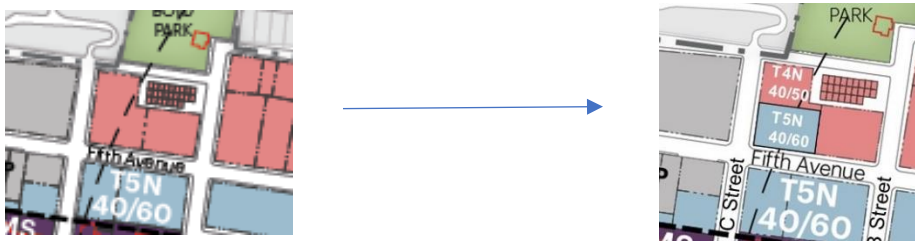
**Page 51, edit first column, Guiding Policy 8G as follows:**

8G ~~Develop strategies geared to comprehensively address~~ Work with the County of Marin and community partners to end homelessness, including additional extremely low income housing with ~~and~~ supportive services.

**Page 51, edit second column, "Expected Outcomes" fifth bullet as follows:**

- The City partners with the County and local organizations to proactively and compassionately address ~~takes initiative in addressing~~ homelessness in Downtown, and continues to coordinate ~~offer~~ supportive and social services.

**Page 62-63, Page 65, and Page 248-249, edit regulating plan and height map as follows:**



Page 189, first column, edit first paragraph as follows:

Since the Precise Plan uses height and form-based standards ~~and not Floor Area Ratio (FAR)~~ as a metric to measure intensity of development rather than density, projects seeking to apply a density bonus under ~~the~~ state density bonus law must calculate the number of units in a “base project” (based on the allowable zoning envelope) and then apply the percentage bonus can utilize the resultant FAR of the base zoning envelope defined in the Downtown Plan and Form-Based Code to calculate the additional number of units (and floor area) to be accommodated ~~in the bonus envelope prescribed by the Downtown Code~~. The City has developed administrative procedures (i.e not formally adopted) explaining how these calculations are made.

Page 223, edit as follows:

**3A. ~~Ending~~ ~~limiting~~ homelessness.** ~~Address issues associated with homelessness in Downtown to increase its attractiveness and perception of safety for many residents and visitors. Humanely and compassionately enforce loitering and vagrancy regulations, and Work with the County of Marin Health and Human Services, local service providers, housing advocates, businesses, and other stakeholder groups to~~ develop mutually beneficial solutions that increase shelter, transitional and permanent housing, and supportive services ~~for to assist~~ unsheltered residents. Develop specific programmatic measures through the 2023-2031 San Rafael Housing Element. The City of San Rafael is committed to the goal of ending homelessness and promoting access to programs and housing resources for those in need.

**3B. ~~Develop a long-term Homelessness Prevention Plan and Strategies.~~** ~~Work with State and local housing advocates, social service providers, unsheltered residents, the Chamber of Commerce, and local businesses to develop a long-term plan to remove homelessness from Downtown and the City, aligned to best practice strategies such as Housing First and Built for Zero.~~