



AGENDA

**SAN RAFAEL PLANNING COMMISSION
REGULAR MEETING
TUESDAY, September 10, 2019, 7:00 P.M.
COUNCIL CHAMBERS, CITY HALL, 1400 FIFTH AVENUE
SAN RAFAEL, CALIFORNIA**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
RECORDING OF MEMBERS PRESENT AND ABSENT
APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS
PUBLIC NOTIFICATION OF MEETING PROCEDURES**

URGENT COMMUNICATION

Anyone with an urgent communication on a topic not on the agenda may address the Commission at this time. Please notify the Community Development Director in advance.

CONSENT CALENDAR

1. Minutes, August 27, 2019

PUBLIC HEARING

2. Presentation on the Options Report for the Downtown Precise Plan.

DIRECTOR'S REPORT COMMISSION COMMUNICATION ADJOURNMENT

- I. Next Meeting: September 24, 2019
- II. I, Anne Derrick, hereby certify that on Friday, September 6, 2019, I posted a notice of the September 10, 2019 Planning Commission meeting on the City of San Rafael Agenda Board.

- Any records relating to an Agenda Item, received by a majority or more of the board or commission less than 72 hours before the meeting, shall be available for inspection in the CDD Dept, at 1400 Fifth Ave, Third Floor, San Rafael, CA
- Sign Language and interpretation and assistive listening devices may be requested by calling (415) 485-3066 (voice), emailing Lindsay.lara@cityofsanrafael.org, or using the California Telecommunications Relay Service by dialing "711" at least 72 hours in advance. Copies of documents are available in accessible formats upon request.
- Public transportation to City Hall is available through Golden Gate Transit, Line 22 or 23. Para-transit is available by calling Whistlestop Wheels at (415) 454-0964.
- To allow individuals with environmental illness or multiple chemical sensitivity to attend the meeting/hearing, individuals are requested to refrain from wearing scented products. To allow individuals with environmental illness or multiple chemical sensitivity to attend the meeting/hearing, individuals are requested to refrain from wearing scented products.

THE PLANNING COMMISSION WILL TAKE UP NO NEW BUSINESS AFTER 11:00 P.M. AT REGULARLY SCHEDULED MEETINGS. THIS SHALL BE INTERPRETED TO MEAN THAT NO AGENDA ITEM OR OTHER BUSINESS WILL BE DISCUSSED OR ACTED UPON AFTER THE AGENDA ITEM UNDER CONSIDERATION AT 11:00 P.M. THE COMMISSION MAY SUSPEND THIS RULE TO DISCUSS AND/OR ACT UPON ANY ADDITIONAL AGENDA ITEM(S) DEEMED APPROPRIATE BY A UNANIMOUS VOTE OF THE MEMBERS PRESENT. APPEAL RIGHTS: ANY PERSON MAY FILE AN APPEAL OF THE PLANNING COMMISSION'S ACTION ON AGENDA ITEMS WITHIN FIVE BUSINESS DAYS (NORMALLY 5:00 P.M. ON THE FOLLOWING TUESDAY) AND WITHIN 10 CALENDAR DAYS OF AN ACTION ON A SUBDIVISION. AN APPEAL LETTER SHALL BE FILED WITH THE CITY CLERK, ALONG WITH AN APPEAL FEE OF \$350 (FOR NON-APPLICANTS) OR A \$4,476 DEPOSIT (FOR APPLICANTS) MADE PAYABLE TO THE CITY OF SAN RAFAEL, AND SHALL SET FORTH THE BASIS FOR APPEAL. THERE IS A \$50.00 ADDITIONAL CHARGE FOR REQUEST FOR CONTINUATION OF AN APPEAL BY APPELLANT.

In the Council Chambers of the City of San Rafael, August 27, 2019



Regular Meeting

San Rafael Planning Commission Minutes

For a complete video of this meeting, go to <http://www.cityofsanrafael.org/meetings>

CALL TO ORDER

Present: Barrett Schaefer
Sarah Loughran
Shingai Samudzi
Jeff Schoppert
Aldo Mercado
Mark Lubamersky
Berenice Davidson

Absent: None

Also Present: Raffi Boloyan, Planning Manager
Alan Montes, Assistant Planner
Steve Stafford, Senior Planner

PLEDGE OF ALLEGIANCE
RECORDING OF MEMBERS PRESENT AND ABSENT
APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS
PUBLIC NOTIFICATION OF MEETING PROCEDURES
URGENT COMMUNICATION

CONSENT CALENDAR

1. Minutes, August 13, 2019

Jeff Schoppert moved and Berenice Davidson approve Minutes as presented. The vote is as follows:

AYES: Sarah Loughran, Shingai Samudzi, Jeff Schoppert, Aldo Mercado, Berenice Davidson
NOES: None
ABSTAIN: Barrett Schaefer, Mark Lubamersky
ABSENT: None

PUBLIC HEARING

2. 949 Del Presidio Blvd. (Chevron Gas Station) – Requests an Environmental and Design Review Permit, Use Permit, Sign Program, and Major Sign Exception for the reconstruction of the service station and convenience store. The project includes a new 2,964 square-foot minimart, fuel canopy with partial illumination, site signage including a digital price ID sign, 4 fuel pumps, 18 parking spaces (including 8 fueling spaces), and revised landscaping; APN: 175-322-02; General Commercial (GC) District; Chevron USA INC., owner; Gary Semling of Stantec Architecture, applicant; File Nos.: ED18-105, UP18-044, SP19-002 and SE19-001. Project Planner: Alan Montes

Staff Report

Berenice Davidson moved and Mark Lubamersky seconded to approve project as presented. This motion failed.

AYES: Shingai Samudzi, Mark Lubamersky, Berenice Davidson
NOES: Barrett Schaefer, Sarah Loughran, Jeff Schoppert, Aldo Mercado
ABSTAIN: None
ABSENT: None

Barrett Schaefer moved and Aldo Mercado seconded to approve project as presented with changes to the conditions as follows:

- 1) No fascia lighting on the Canopy
- 2) Chevron "text" ok to be lit

The vote is as follows:

AYES: Barrett Schaefer, Sarah Loughran, Shingai Samudzi, Jeff Schoppert, Aldo Mercado
NOES: Mark Lubamersky, Berenice Davidson
ABSTAIN: None
ABSENT: None

- 3. 703 – 723 Third St. and 898 Lincoln Avenue – Request for an Environmental and Design Review Permit, Use Permit and Lot Line Consolidation for the redevelopment of two contiguous Downtown parcels, currently developed with 15,000 sq. ft. of commercial space with a new, 6-story, 73 ft tall, multifamily residential building with 120 rental units above 121 garage parking lift spaces and 969 sq. ft of commercial retail space. The project includes requests for height and density bonuses, and a front setback waiver; APNS: 011-278-01 & -02; Second/Third Mixed Use East (2/3 MUE) District Zones; Wick Polite of Seagate Properties, Inc., Applicant; 703 Third Street LP, Owners; Case No's: ED18-018; UP18-008, LLA18-001. Project Planner: Steve Stafford**

Staff Report

Aldo Mercado moved and Shingai Samudzi seconded to approve project as presented. The dissenting votes were the following: Commissioner Schaeffer did not like the Gateway Element and Commissioner Lubamersky did not like the height of the building. The vote is as follows:

AYES: Jeff Schoppert, Sarah Loughran, Shingai Samudzi, Aldo Mercado, Berenice Davidson
NOES: Barrett Schaefer, Mark Lubamersky
ABSTAIN: None
ABSENT: None

DIRECTOR'S REPORT
COMMISSION COMMUNICATION
ADJOURNMENT

ANNE DERRICK, Administrative Assistant III

APPROVED THIS ____ DAY OF _____, 2019

Sarah Loughran, Chair



SAN RAFAEL
THE CITY WITH A MISSION

Community Development Department – Planning Division

Meeting Date: September 10, 2019
Agenda Item: 2
Case Numbers: P19-010
Project Planner: Raffi Boloyan, 485-3095

REPORT TO PLANNING COMMISSION

SUBJECT: Downtown Precise Plan – Options Report – Presentation on the Draft Options Report for the Downtown Precise Plan; File No: P19-010.

EXECUTIVE SUMMARY

As part of the 2040 General Plan Update, the City is preparing a Downtown Precise Plan. The Plan will provide a more refined set of policies, implementation tools, and development regulations for Downtown San Rafael. A single EIR is being prepared for the General Plan and the Downtown Precise Plan. Both plans are being vetted with a 24-person Steering Committee that has been meeting monthly since February 2018. Estimated completion of the two Plans is late Spring 2020.

Several work products have been completed in the last six months, including a Downtown Profile Report published in June. The most recent work product is a Working Draft “Options” Report. As the title suggests, the purpose of this report is to solicit input on different land use and transportation “options” for the Downtown area. The document is still very much a Working Draft—it will be revised based on feedback provided by staff, the City Council, the General Plan Steering Committee, City Commissions, and the general public.

The Options report will set the framework for the ultimate development of the Downtown Precise Plan, including the mix of uses, form of buildings, intensity of development (including height), street framework, and phasing of infrastructure and public improvements. The Options Report will also inform the range of “alternatives” that will be considered in the Project EIR.

The Options report was “previewed” during a pop-up workshop held on August 29th at the Downtown Farmers Market. A summary of this event held can be viewed [here](#).

On September 10th, Opticos will present the Options Report to the Commission in greater detail. A copy of the Working Draft report can be viewed [here](#). Commissioners are encouraged to review the report before the meeting.

RECOMMENDATION

It is recommended that the Planning Commission

- 1) Accept the report
- 2) Provide any feedback on the Options and ideas in the report

NEXT STEPS

Following this presentation, the Downtown Options report will be presented to:

- City Council on October 7, 2019
- General Plan Steering Committee October 9, 2019