



Video Conference of the City Council, Monday, April 6, 2020 at 7:00 p.m.
Conference Call: (669) 900-9128
Meeting ID: 121-912-389#

**Regular Meeting
San Rafael City Council**

Minutes

CORONAVIRUS (COVID-19) ADVISORY NOTICE

In response to Executive Order N-29-20, the City of San Rafael will no longer offer an in-person meeting location for the public to attend. This meeting will be streamed through YouTube Live. Comments submitted via YouTube Live must be submitted according to the directions located on the YouTube video description. The City is not responsible for any interrupted service. To ensure the City Council receives your comments, submit written comments to the City Clerk prior to the meeting. For more information regarding real-time public comments, please visit our Live Commenting Pilot page at <https://www.cityofsanrafael.org/live-commenting-pilot/>. Additionally, the video will be streamed to our website at www.cityofsanrafael.org/meetings.

Want to listen to the meeting and comment in real-time over the phone? Contact the City Clerk's office at 415-485-3066 or by email to lindsay.lara@cityofsanrafael.org to learn more about participation by telephone.

Any member of the public who needs accommodations should contact the City Clerk (email lindsay.lara@cityofsanrafael.org or phone at 415-485-3066) who will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Present: Mayor Phillips
Vice Mayor Colin
Councilmember Bushey
Councilmember Gamblin
Councilmember McCullough

Absent: None

Also Present: City Manager Jim Schutz
City Attorney Robert Epstein
City Clerk Lindsay Lara

[How to Participate in your City Council Meeting](#)

Mayor Phillips called the meeting to order at 7:03 p.m. and invited the City Clerk to call the roll

Mayor Phillips informed the community the meeting would be streamed live to YouTube and the City website, and members of the public would provide public comment either on the telephone or through the YouTube live chat.

OPEN SESSION – THIRD FLOOR CONFERENCE ROOM, CITY HALL

1. None.

CLOSED SESSION – THIRD FLOOR CONFERENCE ROOM, CITY HALL

2. Closed Session: -None.

City Clerk Lindsay Lara explained the process for community participation through the telephone and YouTube.

OPEN TIME FOR PUBLIC EXPRESSION – 7:00 PM

Correspondence received prior to the meeting and published to the agenda:

[Open Time - Covid-19 & Social Distancing](#)

[Open Time - Small Cell Deployment](#)

Correspondence in real-time through YouTube or telephone:

Joan addressed the City Council regarding 5G

Carolyn Lenert addressed the City Council regarding 5G

Stephen Bingham addressed the City Council regarding face coverings and COVID-19

Skye Collins addressed the City Council regarding developing a fund for the City to assist small businesses in times of hardship, as well as, a fund for the City to have its own stockpile of personal protective equipment for our essential workers for the future

Name withheld, addressed the City Council regarding guidance for essential retail workers in regard to the new Emergency Declaration

CITY MANAGER'S REPORT:

3. City Manager's Report:

City Manager Jim Schutz provided an update on how the City is responding to the Coronavirus

Mayor Phillips expressed thanks for the complete report from the City Manager regarding the City's response to Covid-19 and commented on the weekly Message from the Mayor videos

CONSENT CALENDAR:

4. Consent Calendar Items:

Mayor Phillips invited public comment on the Consent Calendar

- Caroline Peattie, Director, Fair Housing Advocates of Northern California, commented on item 4.d Community Development Block Grant Funding
- Casey Epp, Supervising Attorney, Fair Housing Advocates of Northern California, commented on item 4.d Community Development Block Grant Funding
- Jelani Dotson, Project Manager, BRIDGE Housing, commented on item 4.d Community Development Block Grant Funding

Councilmember McCullough moved and Councilmember Colin seconded to approve 4. Consent Calendar Items:

- a. Planning Commission Vacancies**
Call for Applications to Fill One Four-Year Term to the End of June 2024 and One Unexpired Four-Year Term to the End of June 2021 on the Planning Commission Due to the Expiration of Term of Barrett Schaefer and the Resignation of Jeffrey Schoppert (CC)
[Planning Commission Vacancies](#)

Approved staff recommendation

b. Fire Chief Appointment

Resolution Authorizing the Mayor and City Manager to Execute an Employment Agreement with Darin M. White to Serve as the City of San Rafael Fire Chief (CM)
[Fire Chief Appointment](#)

Resolution 14778 - Resolution Authorizing the Mayor and City Manager to Execute an Employment Agreement with Darin M. White to Serve as the City of San Rafael Fire Chief

c. 999 3rd St - BioMarin R&D Buildings / Whistlestop Senior Center / Eden Senior Housing

- i. **Second Introduction and Final Adoption of Ordinance 1980: An Ordinance of the City of San Rafael Approving an Amendment (ZO18-003) to San Rafael Municipal Code Section 14.16.190.A (Height Bonus) to Establish a New 20-Foot Height Bonus for the 999 3rd Street Property**
- ii. **Second Introduction and Final Adoption of Ordinance 1981: An Ordinance of the City of San Rafael Adopting An Amended Planned Development (PD) Rezoning (ZC18-002) for the San Rafael Corporate Center (SRCC) Planned Development, Including the Rescission of the PD 1936 District, By Adoption of a New PD District to: 1) Allow Expansion of the Current SRCC PD District By Incorporating the 118,099 Sq. Ft. of the 999 3rd Street Property Into The Boundaries; And 2) Update Pd District Regulations To Incorporate Revised Parking Standards And Development Regulations To Allow The Development Of Two 72-Foot Tall, Four-Story Research and Development Buildings (APN 011-265-01 AND 013-021-34, 35, 50, 51, 52, 53, 54 & 55,)**
- iii. **Second Introduction and Final Adoption of Ordinance 1982: An Ordinance of the City of San Rafael Adopting a Development Agreement (DA19-001) for the San Rafael Corporate Center (750-790 Lindaro Street and 781-791 Lincoln Avenue and 999 3rd Street) to Expand the Allowable Development and Overall Land Area to Include Two Research and Development Buildings Totaling 207,000 Square Feet and to Define the Agreement Terms (APN's: 011-265-01, 013-012-38 and -39 and 013-021-50, -51, -52 -53, -54, -55)**

[999 3rd Street - BioMarin R&D Buildings - Whistlestop Senior Center - Eden Senior Housing](#)

Final Adoption of Ordinances 1980, 1981 and 1982

d. Community Development Block Grant (CDBG)

Resolution Recommending Community Development Block Grant (CDBG) Project Funding for the Fiscal Year 2020-21 to the Marin County Board of Supervisors (ED)
[Community Development Block Grant \(CDBG\) Correspondence](#)
[Correspondence from 03/23/2020 Meeting](#)

Resolution 14779 - Resolution Recommending Community Development Block Grant (CDBG) Project Funding for the Fiscal Year 2020-21 to the Marin County Board of Supervisors

e. Hazardous Waste Collection Program Agreement Extension

Resolution Approving and Authorizing the City Manager to Execute a One-Year Extension

of the Amended Hazardous Waste Collection Program Agreement with the Marin Recycling and Resource Recovery Association (MRRRA) (FD)
[Hazardous Waste Collection Program Agreement Extension](#)

Resolution 14780 - Resolution Approving and Authorizing the City Manager to Execute a One-Year Extension of the Amended Hazardous Waste Collection Program Agreement with the Marin Recycling and Resource Recovery Association (MRRRA)

- f. **Hazardous Waste Program Funding Agreement Extension**
Resolution Approving and Authorizing the City Manager to Execute a One-Year Extension of the Amended Hazardous Waste Program Funding Agreement with the Marin County Hazardous and Solid Waste Management Joint Powers Authority (JPA) (FD)
[Hazardous Waste Program Funding Agreement Extension](#)

Resolution 14781 - Resolution Approving and Authorizing the City Manager to Execute a One-Year Extension of the Amended Hazardous Waste Program Funding Agreement with the Marin County Hazardous and Solid Waste Management Joint Powers Authority (JPA)

- g. **Childcare Portable Building Replacement**
Resolution Approving and Authorizing the City Manager to Execute a Professional Services Agreement with Loving Campos Associates, Architects, Inc. for Architectural and Engineering Design Services Associated with the Childcare Portable Building Replacement Project In An Amount Not to Exceed \$165,840 (PW)
[Childcare Portable Building Replacement](#)

Resolution 14782 - Resolution Approving and Authorizing the City Manager to Execute a Professional Services Agreement with Loving Campos Associates, Architects, Inc. for Architectural and Engineering Design Services Associated with the Childcare Portable Building Replacement Project In An Amount Not to Exceed \$165,840

- h. **Senate Bill 1: 2020-21 Projects**
Resolution Approving the FY 2020-21 Projects List for Senate Bill 1: The Road Repair and Accountability Act (PW)
[Senate Bill 1 - 2020-2021 Projects](#)

Resolution 14783 - Resolution Approving the FY 2020-21 Projects List for Senate Bill 1: The Road Repair and Accountability Act

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips
NOES: Councilmembers: None
ABSENT: Councilmembers: None

PUBLIC HEARINGS:

5. Public Hearings:

- a. **190 Mill Street - Homeward Bound of Marin Emergency Shelter and Supportive Housing**
- i. **Resolution Adopting an Initial Study/Mitigated Negative Declaration and Approving a Mitigation Monitoring and Reporting Program**
 - ii. **Resolution Approving a General Plan Map Amendment (GPA19-01) to Change the Existing Light Industrial/Office (LI/O) Land Use Designation of the Site to High-Density Residential (HDR) Land Use Designation**

- iii. **Consideration of An Ordinance Approving a Zoning Map Amendment (ZC19-001) to Modify the Existing Canal Core Industrial/Office (CCI/O) Zoning Classification of the Site at 190 Mill Street to High-Density Residential Zoning Classification (HR1)**
- iv. **Resolution Approving Use Permit (UP19-014) for a New Emergency Shelter to Replace Existing Shelter to be Demolished; and Consideration of Concessions to Exceed 60% Maximum Lot Coverage and 36-Foot Maximum Building Height for HR1 District**
- v. **Resolution Approving Fee Waiver (P20-001) for Planning Application Fees Associated with the Project**
[190 Mill Street - Homeward Bound of Marin Emergency Shelter and Supportive Housing](#)
[Correspondence 04/01/2020](#)
[Correspondence 04/02/2020](#)
[Correspondence 04/04/2020](#)
[Correspondence 04/05/2020](#)
[Correspondence 04/06/2020](#)

Paul Jensen, Community Development Director, provided introductory comments and introduced Ali Giudice, Principal Planner, who presented the staff report

Staff responded to questions from the City Council.

Mayor Philips invited public comment

Speakers: Diane Henderson, Karen Strolia, Director, Downtown Streets Team, Thomas Jung, Jim Geraghty, Lisel Blash, Marin Environmental Housing Collaborative (MEHC), John Reynolds, Howard Schwartz, Marin Housing First and Opening Doors Marin, Nadine Urciuoli, General Manager, Helmut's Marine Service, Pat Langley, Marin Organizing Committee (MOC), Mary Kay Sweeney, Executive Director, Homeward Bound, Thomas Jung

There being no further comment from the audience, Mayor Phillips closed the public hearing

Staff and the applicant responded to questions from the public

Councilmembers provided comments and staff responded to additional questions.

Councilmember Colin moved and Councilmember McCullough seconded to adopt the Resolution

Resolution 14784 - Resolution Adopting an Initial Study/Mitigated Negative Declaration and Approving a Mitigation Monitoring and Reporting Program

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips
 NOES: Councilmembers: None
 ABSENT: Councilmembers: None

Councilmember Colin moved and Councilmember Gamblin seconded to adopt the Resolution

Resolution 14785 - Resolution Approving a General Plan Map Amendment (GPA19-01) to Change the Existing Light Industrial/Office (LI/O) Land Use Designation of the Site to High-Density Residential (HDR) Land Use Designation

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips

NOES: Councilmembers: None
ABSENT: Councilmembers: None

[Councilmember Colin moved and Councilmember Gamblin seconded to pass Charter Ordinance No. 1983 to print](#)

Passed Ordinance No. 1983 to Print: An Ordinance Approving a Zoning Map Amendment (ZC19-001) to Modify the Existing Canal Core Industrial/Office (CCI/O) Zoning Classification of the Site at 190 Mill Street to High-Density Residential Zoning Classification (HR1)

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips
NOES: Councilmembers: None
ABSENT: Councilmembers: None

[Councilmember Colin moved and Councilmember McCullough seconded to adopt the Resolution](#)

Resolution 14786 - Existing Shelter to be Demolished; and Consideration of Concessions to Exceed 60% Maximum Lot Coverage and 36-Foot Maximum Building Height for HR1 District

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips
NOES: Councilmembers: None
ABSENT: Councilmembers: None

[Councilmember Colin moved and Councilmember McCullough seconded to adopt the Resolution](#)

Resolution 14787 - Resolution Approving Fee Waiver (P20-001) for Planning Application Fees Associated with the Project

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips
NOES: Councilmembers: None
ABSENT: Councilmembers: None

COUNCILMEMBER REPORTS / REQUESTS FOR FUTURE AGENDA ITEMS:

6. Councilmember Reports:

[Mayor Phillips reported on the impact of COVID-19 on the community, including the small business relief fund](#)

SAN RAFAEL SUCCESSOR AGENCY:

1. Consent Calendar: - None.

ADJOURNMENT:

[Mayor Phillips adjourned the meeting at 8:29 p.m.](#)

LINDSAY LARA, City Clerk

APPROVED THIS ____ DAY OF _____, 2020

GARY O. PHILLIPS, Mayor