



MINUTES

SAN RAFAEL PLANNING COMMISSION REGULAR MEETING TUESDAY, May 12, 2020, 7:00 P.M.

Virtual Meeting

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 live through YouTube. Comments submitted via YouTube 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 Planning Commission receives your comments, submit written comments to the Alicia Giudice, Principal Planner (alicia.giudice@cityofsanrafael.org), 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/>.

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: Berenice Davidson
Mark Lubamersky
Barrett Schaeffer
Shingai Samudzi
Sarah Loughran
Aldo Mercado

Absent: None

Also Present: Alicia Giudice, Principal Planner
Raffi Boloyan, Planning Manager
Sean Kennings, Contract Planner

Members of the public may speak on Agenda items.

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, April 14, 2020

Mark Lubamersky moved and Berenice Davidson seconded to approve Minutes as presented. The vote is as follows:

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

PUBLIC HEARING

2. **1499 Lucas Valley Rd.** – Request for an Environmental and Design Review Permit to allow the construction of a new 901 square foot bathroom/closet addition to an existing 6,500 square foot single-family residence on a 8.9-acre site; APN: 165-010-89; Planned Development – Hillside Overlay (PD 1701-H) District; Mike and Sharon Stone, owners; Maureen Jochum of Jochum Architects, applicant; File No.: ED19-099. Project Planner: Sean Kennings

Barrett Schaeffer moved and Shingai Samudzi seconded to adopt resolution approving project. The vote is as follows:

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

3. **1011 Andersen Drive (Marin Airporter Transfer Station)** – Request for a Use Permit Extension and Environmental and Design Review Permit Extension to a previously approved project for the Marin Airporter Transfer Terminal (5-year lease) located at 1011 Anderson (previously a portion of 1081 Anderson). The proposed Use Permit Extension and Environmental and Design Review Permit Extension would include the installation of 31 trees on the northern half of the site where long term parking is currently located and additional landscaping improvements to be located within 2 bioswales at the northern most end of the 2.8 acre site.; APN 0018-142-74 and 018-180-53; Light Industrial/Office (LI/O) District; Golden Gate Bridge Highway and Transportation District, owner; Larry Leporte of Marin Airporter, applicant; File No(s): UP19-021, ED19-051. Project Planner: Alicia Giudice

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| <ul style="list-style-type: none">• 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. |
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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.

Sarah Loughran moved and Berenice Davison seconded to adopt resolution approving project with Modification to Condition #10 as noted by the Commission. The vote is as follows:

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

4. **1075 Francisco Boulevard East (Home2 Suites and Hampton Inn & Suites Hotel)** – Request for an Environmental and Design Review, Use Permit, and Major Subdivision (Lot Merger) for a project proposing to develop a 2.79-acre portion of a vacant property with a new 54-foot high, 106,000 gross square foot hotel containing 185 rooms and development of a smaller 0.66-acre portion of the property with a vehicle storage lot. Other improvements include landscaping, flood mitigation, and establishment of easements.; APNs: 009-191-02, -03, -04, -09, -10; General Commercial (GC) Zoning District; Marin Hospitality INC., owner; Stephan Allen, applicant; File No.: ED19-038/19-098; UP19-016/19046;TS19-003. Project Planner: Alicia Giudice

Berenice Davidson moved and Barrett Schaeffer seconded to adopt resolution approving project with modifications to condition as noted by the Commission. The vote is as follows:

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

DIRECTOR’S REPORT

COMMISSION COMMUNICATION

ADJOURNMENT

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