



**Planning Commission
Regular Meeting**

**Tuesday, August 27, 2024
7:00 P.M.
AGENDA**

**Participate In-Person:
San Rafael City Council Chambers
1400 Fifth Avenue, San Rafael, CA 94901**

Watch Online:

Watch on Zoom Webinar: <http://tinyurl.com/Planning-Commision-24>

Watch on YouTube: <http://www.youtube.com/cityofsanrafael>

Listen by phone: 1 (669) 444-9171

ID: 840 9897 7308#

One Tap Mobile: US: +16694449171, 84098977308#

This meeting will be held in-person. This meeting is being streamed to YouTube at www.youtube.com/cityofsanrafael.

How to participate in the meeting:

- You are welcome to come to the meeting and provide public comment in person. Each speaker will have 3-minutes to provide public comment.
- Submit your comments by email to PlanningPublicComment@cityofsanrafael.org by 4:00 p.m. the day of the meeting.

If you experience technical difficulties during the meeting, please contact PlanningPublicComment@cityofsanrafael.org.

A. CALL TO ORDER

B. RECORDING OF MEMBERS PRESENT AND ABSENT

C. APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS

D. PUBLIC NOTIFICATION OF MEETING PROCEDURES

E. ORAL COMMUNICATIONS FROM THE PUBLIC

Remarks are limited to three minutes per person and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.

F. CONSENT CALENDAR

The Consent Calendar allows the Commission to take action, without discussion, on Agenda items for which there are no persons present who wish to speak, and no Commission members who wish to discuss.

1. Draft Planning Commission Minutes of June 11, 2024.

Recommended Action – Approve as submitted.

G. ACTION ITEMS

1. 350 Merrydale/3833 Redwood Hwy - Merrydale Townhomes

Request for a time extension for the Merrydale Townhomes entitlements Tentative Map (TS18-006), Use Permit (UP 18-039), and Environmental and Design Review Permit (ED 18-100) that would support the construction of a 45-unit condominium project. APN: 179-041-27 and 179-041-28.

California Environmental Quality Act (CEQA) Review: A Mitigated Negative Declaration was prepared for the project and adopted by the Planning Commission on February 3, 2020 by Resolution No. 14762.

Project Planner: Kristina Estudillo, Principal Planner

Recommended Action: Approve the Extension of Time, based on the findings and subject to the conditions found in the staff report.

H. DIRECTOR'S REPORT

I. COMMISSION COMMUNICATION

I. ADJOURNMENT

Any records relating to an agenda item, received by a majority or more of the Commission less than 72 hours before the meeting, shall be available for inspection online. Sign Language interpreters may be requested by calling (415) 485-3066 (voice), emailing city.clerk@cityofsanrafael.org or using the California Telecommunications Relay Service by dialing "711", at least 72 hours in advance of the meeting. Copies of documents are available in accessible formats upon request.

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 \$350.00 (for non-applicants/residents) or a \$5,000.00 deposit (for applicants/non-residents) 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.