

# Zoning Administrator Hearing

Wednesday, October 9, 2024  
10:00 AM

Join In-Person Meeting:  
Community Development Small Meeting  
Room, San Rafael City Hall  
1400 Fifth Avenue, 3<sup>rd</sup>  
Floor,  
San Rafael, CA 94901

Zoom Website/App: <http://tinyurl.com/ZA-Hearing-2024>

or

Telephone: (669) 444-9171  
Webinar ID: 827 0869 6241#

## Agenda

### **1. 825 Francisco Boulevard West, Use Permit – PLAN23-167**

Request for a Use Permit to operate the National Response Team storage facility and administrative offices from 825 Francisco Boulevard West A (UP24-005

### **2. Adjournment**



**SAN RAFAEL**  
THE CITY WITH A MISSION

**Community and Economic Development  
Department – Planning Division**

**Meeting Date:** October 9, 2024

**Project Number(s):** PLAN23-167/  
UP24-005

**Project Planner:**  
Renee Nickenig, Associate Planner

**Agenda Item:** 1

## REPORT TO ZONING ADMINISTRATOR

**SUBJECT:** **825 Francisco Boulevard West** – Request for a Use Permit to operate the National Response Team storage facility and administrative offices from 825 Francisco Boulevard West A; APN: 018-012-09; Francisco Boulevard West Commercial (FBWC) District; National Response Team, LLC, Applicant; GRAHAM CENTER LLC, Owner; Case Number(s): UP24-005 (PLAN23-167)

### EXECUTIVE SUMMARY

The project proposes to operate the National Response Team restoration and emergency equipment storage facility, which is not a use explicitly defined in the San Rafael Municipal Code (SRMC). Pursuant to SRMC Section 14.05.020, uses not listed on the commercial matrix (SRMC Table 14.05.020) shall be reviewed by the Planning Commission to determine whether the proposed use is consistent with the specified review criteria for the Francisco Boulevard West Commercial District.

Following review of the proposed use, and pursuant to SRMC Section 14.22.020.B, the Community and Economic Development Director determined that the application may be processed and acted on by the Zoning Administrator as it is an inconsequential use and will not have a detrimental impact on surrounding properties (see Findings below), and therefore does not warrant the designated level of review by the Planning Commission.

### PROJECT DESCRIPTION

The project proposes to operate the National Response Team (NRT) restoration and emergency equipment storage facility. The NRT primarily services to restore structures following damages related to water, fire, smoke and mold damage. The warehouse stores restoration and personal protection equipment for employee and client use.

Administrative offices are also located within the warehouse space to accommodate five (5) to seven (7) on-site employees. The warehouse operates from 9:00 am to 5:00 pm for administrative purposes and equipment and supply pick-up by employees and clients. Trucks associated with the business are expected to be onsite during business hours and offsite outside of business hours.

## FINDINGS

The table below reviews the project's consistency with the findings required of a Use Permit pursuant to SRMC Section 14.22.080 and for new uses proposed in the Francisco Boulevard West Commercial District (FBWC).

Staff determined the project to be exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the CEQA Guidelines which exempts existing facilities.

<b>Table 1. Use Permit (SRMC §14.22.080)</b>			
	Yes	No	
<b>Finding A</b>			
That the proposed use is in accord with the general plan, the objectives of the zoning ordinance, and the purposes of the district in which the site is located:	X		<p>The proposed use is in accord with the General Plan Policies LU-1, LU-2.1, LU-1.10, LU-2.3, LU-2.4, and NH-3.9 as a regional service use in the Community Commercial Mixed Use (GC) General Plan land use district.</p> <p>The proposed use is under review as a new conditionally permitted use in the FBWC zoning district. The proposed use supports the objectives of the zoning district to provide regional-based service uses as discussed in Table 2 below.</p>
<b>Finding B</b>			
That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, or to the general welfare of the city:	X		<p>The subject property will serve as a storage and administrative space, and no restoration work is proposed to take place on site. Trucks and vehicles associated with the business will access the site through existing entry points from Andersen Drive and Francisco Boulevard West and will not be stored onsite outside of business hours.</p>
<b>Finding C</b>			
That the proposed use complies with each of the applicable provisions of the zoning ordinance:	X		<p>The proposed use has been reviewed per the criteria for evaluating proposed uses in new development and redevelopment projects in the FBWC.</p> <p>Pursuant to SRMC Section 14.04.020.A.3.d., the proposed use has a regional market base serving residents in San Rafael and the surrounding communities to provide restoration equipment and services for property restoration following natural disaster events.</p>

## CONDITIONS OF APPROVAL

1. Term of Approval. This Use Permit (UP24-005) shall be valid for two years from approval or until October 17, 2026 and shall be null and void if not exercised or a time extension granted prior to the expiration date. A permit for the use of a building or a property is exercised when, if required, a valid City business license has been issued, and the permitted use has commenced on the property.
2. Applicant Responsible for Compliance with Conditions. The applicant shall ensure compliance with all of the following conditions.
3. Subject to All Applicable Laws and Regulations. The approved use is subject to, and shall comply with, all applicable City Ordinances and laws and regulations of other governmental agencies. Prior to any construction, tenant improvement or installation of signage, the applicant shall identify and secure all applicable permits from the Planning and Building Divisions, Public Works Department and other affected City divisions and departments.
4. Notice of Fees Protest The applicant may protest any fees, dedications, reservations, or other exactions imposed by the City as part of the approval or as a condition of approval of this development. Per California Government Code Section 66020, this 90-day protest period has begun as of the date of the approval of this application.

## PUBLIC COMMENT

Notice of hearing for the project was conducted in accordance with noticing requirements contained in Chapter 29 of the Zoning Ordinance. A Notice of Public Hearing was mailed to all property owners and occupants within a 300-foot radius of the subject site and all other interested parties, 15 calendar days prior to the date of this hearing. No public comment has been received by the date of this staff report.