

In the Council Chambers of the City of San Rafael, Monday, March 23, 2020 at 7:00 p.m.  
Teleconference: (669) 900-9128 Meeting ID: 121-912-389



**Regular Meeting  
San Rafael City Council**

**Minutes**

Present: Mayor Phillips  
Councilmember 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.

**OPEN SESSION – THIRD FLOOR CONFERENCE ROOM, CITY HALL**

1. None.

**CLOSED SESSION – THIRD FLOOR CONFERENCE ROOM, CITY HALL**

2. Closed Session: -None.

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. He invited the City Clerk to explain the process of providing public comment.

City Clerk Lindsay Lara explained the process for community engagement during public comment

**OPEN TIME FOR PUBLIC EXPRESSION – 7:00 PM**

Lita Acosta, Covia Program Director, addressed the City Council regarding consideration of funding for her organization

**CITY MANAGER'S REPORT:**

3. City Manager's Report:

City Manager Jim Schutz conveyed appreciation to all the sacrifices everyone was making to alter how City business is done during this time, as well as, sacrifices related to the Shelter In Place Order through the County Health Department and provided an update as to how the City was responding to the Coronavirus

**CONSENT CALENDAR:**

4. Consent Calendar Items:

The Mayor invited public comment on the Consent Calendar; however there were none

Councilmember Bushey moved and Councilmember Colin seconded to approve Consent Calendar Items:

- a. **Approval of Minutes**  
**Approve Minutes of City Council / Successor Agency Regular and Special Meetings of Monday, March 2, 2020 (CC)**  
[Regular Minutes 2020-03-02](#)  
[Special Minutes 2020-03-02](#)

Approved minutes as submitted

- b. **Downtown San Rafael Special Event Street Closures**  
**Resolution Authorizing Closure of Downtown City Streets for Special Events Scheduled During the Calendar Year 2020 (LR)**  
[Downtown San Rafael Special Event Street Closures](#)

Resolution 14769 - Resolution Authorizing Closure of Downtown City Streets for Special Events Scheduled During the Calendar Year 2020

- c. **Point San Pedro Road Special Event Street Closures**  
**Resolution Authorizing Closure of Point San Pedro Road from Riviera Drive to Biscayne Drive for the Marin County Half Marathon, April 26, 2020 and the Marin County Triathlon, October 24-25, 2020 (LR)**  
[Point San Pedro Road Special Event Street Closures](#)

Resolution 14770 - Resolution Authorizing Closure of Point San Pedro Road from Riviera Drive to Biscayne Drive for the Marin County Half Marathon, April 26, 2020 and the Marin County Triathlon, October 24-25, 2020

- d. **Marin Emergency Radio Authority**  
**Resolution Approving and Authorizing the City Manager to Execute a First Amendment to the Communications Site License Agreement with the Marin Emergency Radio Authority (MERA) Allowing MERA to Update Its Radio Communications System (PW)**  
[Marin Emergency Radio Authority](#)

Resolution 14771 - Resolution Approving and Authorizing the City Manager to Execute a First Amendment to the Communications Site License Agreement with the Marin Emergency Radio Authority (MERA) Allowing MERA to Update Its Radio Communications System

- e. **2017 Storm Damage Repairs - 70 Irwin**  
**Accept Completion of the 2017 Storm Damage Repairs - 70 Irwin Project (City Project No. 11308), and Authorize the City Clerk to File the Notice of Completion (PW)**  
[2017 Storm Damage Repairs - 70 Irwin](#)

Accepted completion and authorized the City Clerk to file the Notice of Completion

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

**OTHER AGENDA ITEMS:**

5. **Other Agenda Items:**

a. **Community Development Block Grant  
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  
Correspondence](#)

Director of Economic Development and Innovation Danielle O'Leary introduced Molly Kron and Jillian Zeiger, Planners for County of Marin, and presented the staff report

Staff responded to questions from the City Council

Mayor Phillips invited public comment

**Speakers:** Name withheld, Gregory Katzen, Empowerment Clubhouse Director, Marin City Community Development Corporation

Mayor Phillips closed the public comment period

Councilmember Bushey moved and Councilmember Colin seconded to continue item to April 6, 2020 City Council meeting to allow staff to conform the allocations using the expected county-wide funding to allocate the funds amongst the jurisdictions

Councilmembers provided comments

Item continued to next meeting, so that staff may conform the allocations to using the expected countywide funding to allocate the funds amongst the jurisdictions

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

NOES: Councilmembers: None

ABSENT: Councilmembers: None

b. **Bargaining Unit Side Letter Extending Current Agreement with SEIU Local 1021  
Resolution Approving a Memorandum of Understanding Side Letter Agreement Between  
the City of San Rafael and SEIU Local 1021 (HR)**

[Bargaining Unit Side Letter Extending Current Agreement with SEIU Local 1021](#)

Director of Human Resources Shibani Nag presented the staff report

The Mayor invited public comment; however there were none

Councilmember Bushey moved and Councilmember Colin seconded to approve - Adopt Resolution

Resolution 14772 - Resolution Approving a Memorandum of Understanding Side Letter Agreement Between the City of San Rafael and SEIU Local 1021

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

NOES: Councilmembers: None

ABSENT: Councilmembers: None

**PUBLIC HEARINGS:**

**6. Public Hearings:**

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

- i. Resolution Certifying the Final EIR**
- ii. Resolution Adopting CEQA Findings of Fact and Statement of Overriding Considerations, and Approving an Exception to Level of Service Standards and a Mitigation Monitoring and Reporting Program (MMRP)**
- iii. Resolution Approving General Plan Amendments to Establish Text and Map Amendments to: 1) Modify Exhibit 6 FAR Maps to Add 0.90 FAR for SRCC site and the BioMarin portion of the 999 3rd St Site, and 2) Amend Exhibit 10 ? Height Bonuses ? to Create a New 20 ft. Height Bonus for this Site**
- iv. Consideration of An Ordinance Adopting a Zoning Text Amendment to Establish New Height Bonus Provision for the BioMarin Portion of the Site for Projects Which Meet Specific Criteria**
- v. Consideration of An Ordinance adopting a Planned Development Rezoning to Incorporate the BioMarin Portion of the 999 3rd St property into Existing SRCC PD District and Update the PD with Land Use Regulations and Development Standards**
- vi. Consideration of An Ordinance approving a Development Agreement for the BioMarin Portion of the Site to Vest the Entitlements for a 10-year Period, Freeze Impact Fees at Current Rates and Modify Terms of the Prior Development Agreement**
- vii. Resolution Conditionally Approving a Master Use Permit (UP18-034), Environmental and Design Review Permit (ED18-087), Small Subdivision (S18-001) and Sign Program Amendment (SP18-006) for the 999 3rd St BioMarin/Whistlestop/Eden Housing Project**
- viii. Resolution Authorizing the Mayor and City Clerk to Sign the Development Agreement**

[999 3rd Street](#)

[Correspondence \(March 22\)](#)

[Correspondence \(March 23\)](#)

[Whistlestop PowerPoint](#)

Planning Manager Raffi Boloyan commented on the item and introduced Sean Kennings, Planning Consultant/Project Manager LAK Associates, who presented the staff report

Staff responded to questions from the City Council

Mayor Phillips invited public comment

**Speakers:** Diana Conti, Housing Crisis Action, Lori Schiffrin, Bill Carney, Sustainable San Rafael, Joanne Webster, President & CEO, San Rafael Chamber of Commerce, Lisa Hanson, B Team leader, Beau Blanchard, California Film Institute, Diane Henderson, Chair of San Rafael Chamber of Commerce Board of Directors, Omar Carrera, CEO Canal Alliance, Name withheld,

Strolia, North Bay Regional Director of Downtown Streets Team, Casey Mazzoni, San Rafael business owner, Cynthia Murray, North Bay Leadership Council, Barry Taranto

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

Staff responded to questions from the City Council and the public, and Councilmembers provided comments

Councilmember Bushey moved and Councilmember Colin seconded to adopt the Resolution

Resolution 14773 - Resolution Certifying the Final EIR

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

Councilmember Bushey moved and Councilmember Colin seconded to adopt the Resolution

Resolution 14774 - Resolution Adopting CEQA Findings of Fact and Statement of Overriding Considerations, and Approving an Exception to Level of Service Standards and a Mitigation Monitoring and Reporting Program (MMRP)

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

Councilmember Bushey moved and Councilmember Colin seconded to adopt the Resolution

Resolution 14775 - Resolution Approving General Plan Amendments to Establish Text and Map Amendments to: 1) Modify Exhibit 6 FAR Maps to Add 0.90 FAR for SRCC site and the BioMarin portion of the 999 3rd St Site, and 2) Amend Exhibit 10 – Height Bonuses – to Create a New 20 ft. Height Bonus for this Site

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

Councilmember Bushey moved and Councilmember Colin seconded to pass Charter Ordinance No. 1980 to print

Passed Ordinance No. 1980 to print: An Ordinance Adopting a Zoning Text Amendment to Establish New Height Bonus Provision for the BioMarin Portion of the Site for Projects Which Meet Specific Criteria

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

Councilmember Bushey moved and Councilmember Colin seconded to pass Charter Ordinance No. 1981 to print

Passed Ordinance No. 1981 to print: An Ordinance adopting a Planned Development Rezoning to Incorporate the BioMarin Portion of the 999 3rd St property into Existing SRCC PD District and Update the PD with Land Use Regulations and Development Standards

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

[Councilmember Bushey moved and Councilmember Colin seconded to pass Charter Ordinance No. 1982 to print](#)

Passed Ordinance No. 1982 to print: An Ordinance approving a Development Agreement for the BioMarin Portion of the Site to Vest the Entitlements for a 10-year Period, Freeze Impact Fees at Current Rates and Modify Terms of the Prior Development Agreement

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

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

Resolution 14776 - Resolution Conditionally Approving a Master Use Permit (UP18-034), Environmental and Design Review Permit (ED18-087), Small Subdivision (S18-001) and Sign Program Amendment (SP18-006) for the 999 3rd St BioMarin/Whistlestop/Eden Housing Project

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

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

Resolution 14777 - Resolution Authorizing the Mayor and City Clerk to Sign the Development Agreement

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

**COUNCILMEMBER REPORTS / REQUESTS FOR FUTURE AGENDA ITEMS:**

7. **Councilmember Reports: - None.**

**SAN RAFAEL SUCCESSOR AGENCY:**

1. **Consent Calendar: - None.**

**ADJOURNMENT:**

[Mayor Phillips adjourned the meeting at 8:30 p.m.](#)

\_\_\_\_\_  
LINDSAY LARA, City Clerk

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
GARY O. PHILLIPS, Mayor



**Minutes subject to approval at the City Council meeting of April 20, 2020**

**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](http://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](mailto: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](mailto: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

**In the Council Chambers of the City of San Rafael & Conference Call, Tuesday, March 17, 2020 at 12:00 p.m.**



**Special Meeting  
San Rafael City Council**

**Minutes**

Present: Mayor Phillips  
Vice Mayor Colin  
Councilmember Bushey  
Councilmember McCullough

Absent: Councilmember Gamblin

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

Mayor Phillips called the meeting to order at 12:05 p.m.

City Clerk Lindsay Lara called roll. She announced the meeting was being held via teleconference, announced everyone that was present on the phone call, and informed the City Council that she and City Attorney Robert Epstein were located at City Hall in the event members of the public wished to provide public comment.

Mayor Phillips invited public comment; however, there was none.

City Attorney Robert Epstein announced that no members of the public were present in the room.

**1. Coronavirus Resolution Ratifying and Modifying the City Manager/Director of Emergency Services' Proclamation of the Existence of a Local Emergency (CM)**  
[Staff Report](#)

City Manager Jim Schutz presented the staff report and requested feedback regarding how the City Council wished to receive updates on COVID-19 and City business.

The City Council expressed sincere appreciation to staff for their hard work during this emergency. Additionally, the City Council expressed interest in having weekly special meetings by teleconference to stay informed on City business during the emergency.

Councilmember Bushey moved and Councilmember McCullough seconded to adopt the Resolution

Resolution 14768 - Resolution Ratifying and Modifying the City Manager/Director of Emergency Services' Proclamation of the Existence of a Local Emergency

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

***Minutes subject to approval at the City Council meeting of April 20, 2020***

NOES: Councilmembers: None  
ABSENT: Councilmembers: Gamblin

**ADJOURNMENT:**

Mayor Phillips adjourned the City Council meeting at 12:20 p.m.

\_\_\_\_\_  
LINDSAY LARA, City Clerk

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
GARY O. PHILLIPS, Mayor

DRAFT

**In the Council Chambers of the City of San Rafael & by Conference Call, Friday, March 20, 2020 at 8:30 a.m.**



**Special Meeting  
San Rafael City Council**

**Minutes**

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

Mayor Phillips called the meeting to order at 8:32 a.m.

City Clerk Lindsay Lara called roll. She announced the meeting was being held via teleconference, announced everyone that was present on the phone call, and informed the City Council that she was located at City Hall in the event members of the public wished to provide public comment.

**1. Coronavirus Discussion and Update Regarding Coronavirus (Covid-19) (CM)**

City Manager Jim Schutz presented the staff report and invited Emergency Management Coordinator Quinn Gardner to provide comments.

Staff responded to questions from Councilmembers. Councilmembers expressed appreciation to staff for their work.

City Clerk Lindsay Lara discussed logistics of the City Council meeting scheduled for March 23, 2020.

**ADJOURNMENT:**

Mayor Phillips adjourned the meeting at 9:42 a.m.

\_\_\_\_\_  
LINDSAY LARA, City Clerk

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
GARY O. PHILLIPS, Mayor