



## AGENDA

**SAN RAFAEL PLANNING COMMISSION  
REGULAR MEETING  
TUESDAY, January 28, 2020, 7:00 P.M.  
COUNCIL CHAMBERS, CITY HALL, 1400 FIFTH AVENUE  
SAN RAFAEL, CALIFORNIA**

**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, January 14, 2020

### **PUBLIC HEARING**

2. **999 3rd Street (BioMarin R&D buildings / Whistlestop Senior Center / Senior Housing)** – Request for General Plan Amendment, Planned Development (PD) Rezoning, Environmental and Design Review Permit, Master Use Permit and Sign Program amendment for the development of two 72-foot tall, four-story Research and Development buildings on a 3.05-acre parcel, currently developed as a vacant lot, and a 67-unit, 70-foot tall, six-story senior center and affordable senior housing building on a 15,000 sq. ft. portion of the northwestern corner of the parcel; APN's: (APN's: 011-265-01, 013-012-38 and -39 and 013-021-50, -51, -52 -53, -54, -55); Second/ Third Mixed Use (2/3 MUE) & Planned Development (PD1936) Districts; Shar Zamanpour, Applicant; BioMarin / CCCA, LLC, Owner; Downtown Activity Center neighborhood area; GPA18-001/, ZO18-003/ZC18-002/ ED18-087/UP18-034/SP18-006/IS18-001/DA19-001. Project Planner: Sean Kennings
3. **190 Mill Street**– Request for General Plan (GP) and Zoning Map Amendment and Use Permit (UP) and Initial Study/Mitigated Negative Declaration. The site currently has a light industrial (LI/O-GP & CCI/O zoning) classification. The amendments would extend the existing High Density Residential (HDR) GP Land Use Classification and High Density Residential (HDR1) Zoning district boundary to include this site. The project also includes construction of a 24,042 square foot building to accommodate expansion of the existing emergency shelter to allow 60-beds and add 32 permanent supportive housing units. APN: 014-192-12; Core Canal Industrial/Office (CCI/O) District; Homeward Bound owners/applicant; File No(s): GPA19-001/ZC19-001/UP19-001

**(THIS ITEM IS CONTINUED TO A DATE CERTAIN OF FEBRUARY 11, 2020)**

### **DIRECTOR'S REPORT COMMISSION COMMUNICATION ADJOURNMENT**

- I. Next Meeting: February 11, 2020.
- II. I, Anne Derrick, hereby certify that on Friday, January 24, 2020, I posted a notice of the January 28, 2020 Planning Commission meeting on the City of San Rafael Agenda Board.

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