

In the Council Chambers of the City of San Rafael, January 28, 2020



**Regular Meeting
San Rafael Planning Commission Minutes**

For a complete video of this meeting, go to <http://www.cityofsanrafael.org/meetings>

CALL TO ORDER

Present: Shingai Samudzi
Sarah Loughran
Jeff Schoppert
Mark Lubamerksy
Berenice Davidson

Absent: Barrett Schaefer
Aldo Mercado

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

PLEDGE OF ALLEGIANCE
RECORDING OF MEMBERS PRESENT AND ABSENT
APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS

The Commission moved Agenda Item #3 (190 Mill Street) to Agenda Item #2
Mark Lubamerksy moved and Berenice Davidson seconded to Continue Item to the Planning
Commission Meeting of 2/11/20. The vote is as follows:

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

PUBLIC NOTIFICATION OF MEETING PROCEDURES
URGENT COMMUNICATION
CONSENT CALENDAR

1. Minutes, January 14, 2020

Mark Lubamerksy moved and Sarah Loughran seconded to approve Minutes as presented. The vote is
as follows:

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

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

Staff Report

Mark Lubamerksy moved and Berenice Davidson seconded to adopt resolution certifying the FEIR with changed to address Mitigation Measure Trans 1. The vote is as follows:

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

Shingai Samudzi moved and Mark Lubamerksy seconded to adopt resolution 2.b (Findings of Fact/Statement of Overriding Considerations/Approving MMRP with changes to address Mitigation Measure Trans 1. The changes are:

- 1) add a "Whereas" to state that the PC was making a change to Mitigation Measure Trans-1 to clarify that the 15% reduction is required in perpetuity and that the annual reporting can be reduced to every three years, after 3 consecutive years of demonstration that they have achieved the reduction.
- 2) Update #7 on page 2b - 28 and
- 3) Update Exhibit 2b Attachment 8

The vote is as follows:

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

Mark Lubamerksy moved and Shingai Samudzi seconded to adopt resolution #2c approving the General Plan Amendment as presented. The vote is as follows:

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

Sarah Loughran moved and Berenice Davidson seconded to adopt resolution #2d - Zoning Ordinance Text Amendment as presented. The vote is as follows:

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

Berenice Davidson moved and Shingai Samudzi seconded to adopt Resolution #2f - Development Agreement - with deletion of item #2 under the city obligations that proposed to eliminate the previous requirement to install a path on the backside of the 788 Lincoln Ave parking garage to create a new public connection from Lincoln Ave to Second Street

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

Berenice Davidson moved and Mark Lubamerksy seconded to adopt resolution #2G - Design Review, Use permit for Small Subdivision and Sign Program Amendment with change to Use Permit condition #13 to clarify that the 15% reduction in perpetuity and that the annual reporting can be reduced to every three years, after 3 consecutive years of demonstration that they have achieved the reduction. The vote is as follows:

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

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

ANNE DERRICK, Administrative Assistant III

APPROVED THIS ____ DAY OF _____, 2020

Jeff Schoppert, Chair