

In the Council Chambers of the City of San Rafael, April 14, 2020



**Regular Meeting
San Rafael Planning Commission Minutes**

CALL TO ORDER

Present: Barrett Schaefer
Aldo Mercado
Sarah Loughran
Berenice Davidson
Samudzi Shingai
Mark Lubamersky

Absent: None

Also Present: Alicia Giudice, Principal Planner
Raffi Boloyan, Planning Manager
Steve Stafford, Senior Planner

PLEDGE OF ALLEGIANCE

RECORDING OF MEMBERS PRESENT AND ABSENT

APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS

PUBLIC NOTIFICATION OF MEETING PROCEDURES

URGENT COMMUNICATION

CONSENT CALENDAR

1. Minutes, February 25, 2020

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

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

PUBLIC HEARING

2. **104 Shaver Street – Request for a Use Permit, an Environmental and Design Review Permit and a Variance to allow the construction of a new, 7-unit, multifamily residential apartment building with associated site improvements (drainage and landscaping) on a 6,264 sq. ft. site. The proposed Variance would reduce the front (Shaver St.) setback, from 20’ to 15’, and the interior side setback, from 5’ to zero. The project also requests a Parking Modification to reduce the required on-site parking, from 8 to 7 parking spaces, and to increase compact parking, from 2 to 4 spaces. The project further requests 2 concessions, under the State Density Bonus law, to increase the maximum allowable lot coverage, from 60% to 65%, and to decrease the required street side setback, from 10’ to 8’; APN: 011-245-40; Multifamily Residential (HR1) District; Stevan Fontana for Vantana LLC, owner; Mike Larkin for Larkin Architecture, applicant; Downtown Neighborhood. (Project Planner: Steve Stafford)**

[Staff Report](#)

Sarah Loughran moved and Berenice Davidson seconded to adopt resolution approving project with the requirement that the applicant install all seven parking spaces with Level Two wiring for charging electric cars. The vote is as follows:

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

3. **Election of a new Chair and Vice Chair for 2020 - Due to the resignation of the Commissioner formerly serving as Chair for 2020, a new Chair, and potentially a new Vice Chair, shall be elected for the remainder of this year’s term. (Project Planner: Alicia Giudice)**

[Staff Report](#)

Mark Lubamersky moved and Sarah Loughran seconded to appoint Commissioner Mercado as the Planning Commission Chair and Samudzi as Planning Commission Vice Chair. The vote is as follows:

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

DIRECTOR’S REPORT
COMMISSION COMMUNICATION
ADJOURNMENT

ANNE DERRICK, Administrative Assistant III

APPROVED THIS ____ DAY OF _____, 2020

Aldo Mercado, Vice-Chair