



## **AGENDA**

**San Rafael Planning Commission  
Regular Meeting  
Tuesday, September 15, 2020, 7:00 P.M.**

### **Virtual Meeting**

**(669) 900-9128**

**Meeting ID: 872-0645-4435#**

#### **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 at [www.youtube.com/cityofsanrafael](http://www.youtube.com/cityofsanrafael). 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 Planning Commission receives your comments, submit written comments to the Alicia Giudice, Principal Planner ([alicia.giudice@cityofsanrafael.org](mailto:alicia.giudice@cityofsanrafael.org)), 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/>.

Want to listen to the meeting and comment in real-time over the phone? Call the telephone number listed on this agenda and dial the Meeting ID when prompted. Feel free to contact the City Clerk's office at 415-485-3066 or by email to [lindsay.lara@cityofsanrafael.org](mailto:lindsay.lara@cityofsanrafael.org) if you have any questions.

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.

Members of the public may speak on Agenda items.

#### **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. Approval of the Planning Commission Meeting Minutes of August 11, 2020**  
*Recommended Action – Approve as submitted*

## **PUBLIC HEARING**

### **2. 38 Upper Fremont**

The applicant is requesting Environmental and Design Review for a new single-family residence with 4 parking spaces on a vacant hillside lot. Parking will be provided using mechanical parking unit located within the garage; APN: 012-041-48; Single-Family Residential – Hillside Overlay (R5-H) Zoning District; Jeffrey Prose, owner/applicant; File No.: ED18-082  
Planner: Ali Giudice  
*Recommended Action – Adopt Resolution*

## **OTHER AGENDA ITEMS**

### **3. Progress Report on San Rafael General Plan 2040/Downtown Precise Plan**

A progress report and update on General Plan 2040 and Downtown Precise Plan will be presented to the Planning Commission. The report will include a recap of work completed to date, outcome of the General Plan subcommittee work, organization of the new plans, major draft policy changes that will be included in draft plans and upcoming schedule/tasks anticipated for the upcoming release of the public review draft of the Plans and associated Environmental Impact Report (EIR); Case Nos.: GPA16-001 & P16-013.  
Project Planners: Barry Miller and Raffi Boloyan  
*Recommended Action – Accept report*

## **DIRECTOR'S REPORT**

## **COMMISSION COMMUNICATION**

## **ADJOURNMENT**

*Any records relating to an agenda item, received by a majority or more of the Commission less than 72 hours before the meeting, shall be available for inspection online. Sign Language interpreters may be requested by calling (415) 485-3066 (voice), emailing [Lindsay.lara@cityofsanrafael.org](mailto:Lindsay.lara@cityofsanrafael.org) or using the California Telecommunications Relay Service by dialing "711", at least 72 hours in advance of the meeting. Copies of documents are available in accessible formats upon request.*

*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.*