



*Minutes subject to approval at the meeting of October 27, 2020*

**San Rafael Planning Commission  
Regular Meeting Minutes  
Tuesday, October 13, 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 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.

Present: Chair Mercado  
Commissioner Davidson  
Commissioner Hill  
Commissioner Lubamersky  
Commissioner Previtalli  
Commissioner Samudzi  
Commissioner Saude

Absent: None

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

**CALL TO ORDER**

Chair Mercado called the meeting to order at 7:01 p.m. and invited Principal Planner Alicia Giudice to call the roll. All commissioners were present.

## **APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS**

None.

## **PUBLIC NOTIFICATION OF MEETING PROCEDURES**

Chair Mercado invited Planning Manager Raffi Boloyan who informed the community the meeting would be streamed live to YouTube and members of the public would provide public comment either on the telephone or through YouTube live chat. He explained the process for community participation through the telephone and on YouTube.

Chair Mercado reviewed the procedures for the meeting.

## **URGENT COMMUNICATION**

None.

## **CONSENT CALENDAR**

Chair Mercado invited public comment; however, there was none.

Commissioner Lubamersky moved and Commissioner Saude seconded to approve the Consent Calendar.

1. **Approval of the Planning Commission Meeting Minutes of September 29, 2020**  
*Approved minutes as submitted*

AYES: Commissioners: Hill, Lubamersky, Previtali, Samudzi & Saude  
NOES: Commissioners: None  
ABSENT: Commissioners: None  
ABSTAIN: Commissioners: Davidson and Chair Mercado

Motion carried 5-0

## **PUBLIC HEARING**

2. **1530 and 1534 Fifth Avenue**

Request for a Use Permit and an Environmental and Design Review Permit to allow the replacement and relocation of the aquatic center on the Marin Academy campus. The project proposes to construct a new, 25-yard x 33-meter uncovered swimming pool, a two-story 2,256 sq. ft. support building (restrooms, indoor and outdoor showers, changing and office areas, mechanical equipment and chemical storage areas), concrete decking, site lighting and landscaping, perimeter metal fencing and courtyard walls, with a combined area of 18,737 sq. ft.; APNS: 011-195-05 and 011-201-017; Fifth/Mission Residential/Office (5/M R/O) District; Marin Academy, owner; Mike Joyce for Marin Academy, applicant; File No(s): UP19-005 and ED19-006  
Project Planner: Steve Stafford

Steve Stafford, Senior Planner presented the staff report.

Staff responded to questions from the Commissioners.

Applicant Team including Travis Brownley and Mike Joyce, Marin Academy and Scott Shell, EHDD Architecture gave a presentation.

Applicant Team responded to questions from the Commissioners.

Chair Mercado declared the public hearing opened.

**Speakers:** Name withheld, Martha Olsen, Brad Sears, Juliette Farette, Marie Lyons, Mona Couchman, Rob Rafeh, Graham Balch, Miya Schilz, Jason Lee, Bill Robison, Mary Collie

Staff and Applicant Team responded to comments and questions from the Commissioners

Commissioner Hill moved and Commissioner Davidson seconded to adopt the resolution approving project, with changes presented by staff to revise CEQA Categorical Exemption cited in Resolution to 15314 (rather than 15332) and to make a modification to condition #34 to be inclusive to option of adjustment to lot line or consolidate the lots

AYES: Commissioners: Davidson, Hill, Lubamersky, Previtali, Samudzi, Saude & Chair Mercado  
NOES: Commissioners: None  
ABSENT: Commissioners: None  
ABSTAIN: Commissioners: None

Motion carried 7-0

*Resolution 20-21 – Resolution of the San Rafael Planning Commission Conditionally Approving a Use Permit (UP19-005), and an Environmental and Design Review Permit (ED19-006) to Allow the Replacement and Relocation of an Existing Aquatic Center with a New 22.86-Meter X 33-Meter Uncovered Swimming Pool, a Two-story, 2,256 Sq. Ft. Support Building (Restrooms, Indoor and Outdoor Showers, Changing and Office Areas, Mechanical Equipment and Chemical Storage Areas), Flat Work (Concrete Decking), Site Lighting and Landscaping, Perimeter Metal Fencing and Courtyard Walls, Bleacher Seating, Public Address (PA) System and LED Scoreboard on Two Adjacent Downtown Parcels with a Combined Area of 18,737 Sq. Ft. at 1530 and 1534 Fifth Avenue (APNS: 011-195-05 and 011-201-07)*

#### **DIRECTOR'S REPORT**

Alicia Giudice, Principal Planner announced Planning Commission's upcoming schedule:

- October 27, 2020 – First review of General Plan 2040
- Tuesday, November 17, 2020 (Special Meeting date) – Zoning Code amendments, density bonus, affordable housing item
- Potential additional Planning Commission dates in December and January

She announced a scheduled Design Review Board meeting on Wednesday November 4, 2020 to weigh in on Design Review Board restructure and process

**COMMISSION COMMUNICATION**

None.

**ADJOURNMENT**

Chair Mercado adjourned the meeting at 8:29 p.m.

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

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

\_\_\_\_\_  
ALDO MERCADO, Chair

DRAFT