

**CITY OF SAN RAFAEL  
NOTICE OF ONLINE PUBLIC HEARING**

You are invited to attend an on-line the Planning Commission hearing on the following project:

**DATE/TIME/PLACE:** **Tuesday, December 8, 2020 at 7:00 P.M. (Special Meeting)**  
**COVID-19 ADVISORY NOTICE:** *Consistent with Executive Orders No.-25-20 and No. N-29-20 from the Executive Department of the State of California and the Marin County March 16, 2020 Shelter in Place Order, the San Rafael Planning Commission hearing WILL NOT be physically open to the public and the meeting will be streamed live to YouTube at: [www.youtube.com/cityofsanrafael](http://www.youtube.com/cityofsanrafael). Instructions on how to participate online, will be available on the YouTube channel.*

**PROJECT:** **52-54 Fremont Rd/Marquard Ave** -Requests for a Lot Line Adjustment, Environmental and Design Review, and Exception (for reduction in the required front and side yards and amount of required natural state on a proposed lot fronting on Fremont Rd.). The project would reorient the property lines: one lot fronting on Fremont Rd and one lot fronting on Marquard Ave; includes the construction of a new single-family residence on Marquard Ave; and a remodel of an existing single-family residence plus addition of an accessory dwelling unit on the Fremont Rd lot. APNs: 012-043-011 and -012; Single-family Residential – Hillside Overlay (R10-H) District; CKD Enterprises, Inc. applicant; File No(s): LLA18-005 / ED18-066/ED20-044/ EX19-010.

**Notice of Mitigated Negative Declaration:** *As required by California Environmental Quality Act (CEQA) this project is subject to a review of potential environmental impacts and an Initial Study assessment has been prepared. The Initial Study concludes that while the project has the potential to result in significant environmental impacts these impacts will be reduced or eliminated by implementing recommended mitigation measures and thus recommends adoption of a Mitigated Negative Declaration, the recommended mitigation measures. Pursuant to the provisions of the CEQA Guidelines, the Initial Study/Mitigated Negative Declaration must be made available for public review for a period of 20 days. **The public review period commences on Friday, October 30, 2020 and closes Monday, November 23, 2020.** Written comments on the Initial Study/Mitigated Negative Declaration must be submitted by the close of the public review period.*

**WHAT WILL HAPPEN:** You can comment on the project. The Planning Commission will consider public comments/testimony and decide whether to adopt the Mitigated Negative Declaration and approve or deny the applications.

**IF YOU CANNOT ATTEND:** You can send written correspondence by email to the address below, or by mail/hand delivery to the Community Development Department, Planning Division, City of San Rafael, 1400 5<sup>th</sup> Avenue, San Rafael, CA 94901 (Drop box located outside city hall entry doors on Mission Ave side).

**FOR MORE INFORMATION CONTACT:** **Alicia Giudice**, Principal Planner  
Phone(415) 485-3092  
Email: [alicia.giudice@cityofsanrafael.org](mailto:alicia.giudice@cityofsanrafael.org).

OR

**David Hogan**, Contract Planner  
Email: [dhogan@m-group.us](mailto:dhogan@m-group.us)

Please note that City offices are currently closed to public walk-in, but you may contact the planner for more information. You can view the Initial Study/Mitigated Negative Declaration and associated background reports and plans on the City website at <https://www.cityofsanrafael.org/52-54-fremont>.  
You may also view the staff report after 5:00 p.m. on the Friday before the meeting at <http://www.cityofsanrafael.org/meetings>.

**SAN RAFAEL PLANNING COMMISSION**  
/s/ Paul A Jensen  
Paul A Jensen  
COMMUNITY DEVELOPMENT DIRECTOR