



MINUTES
San Rafael Planning Commission
Regular Meeting
Tuesday, November 17, 2020, 7:00 P.M.

Virtual Meeting
(669) 900-9128
Meeting ID: 897-5534-1830#

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. 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), 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 if you have any questions.

Any member of the public who needs accommodations should contact the City Clerk (email 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 Previtali
Commissioner Samudzi
Commissioner Saude

Absent: None

Also Present: Raffi Boloyan, Planning Manager
Alicia Giudice, Principal Planner
Ethan Guy, Principal Analyst

CALL TO ORDER

Chair Mercado called the meeting to order at 7:04 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

None.

PUBLIC HEARING

- 1. Amendments to the San Rafael Municipal Code related to a) affordable housing; b) small lot development; c) hillside exceptions and d) appeals process.**

Project Planners: Alicia Giudice, Principal Planner & Ethan Guy, Principal Analyst

Ethan Guy, Principal Analyst and Alicia Giudice, Principal Planner presented the staff report.

Staff responded to questions from the Commissioners.

Chair Mercado declared the public hearing opened.

Speakers/Chat Commenters: Victoria DeWitt, Bob Pendoly, Marin Environmental Housing Collaborative (MEHC), Brad Sears, Grace G, Kate Powers

Staff responded to comments and questions from the Commissioners.

Commissioner Samudzi moved and Commissioner Lubamersky seconded to adopt the resolution recommending approval to the City Council of the Amendments to the Zoning Ordinance as presented.

Commissioner Previtali suggested a two year review cycle be added, instead of a three to five year cycle. Discussion ensued. No change to motion was made.

AYES: Commissioners: Davidson, Hill, Lubamersky, Samudzi, Saude & Chair Mercado

NOES: Commissioners: None

ABSENT: Commissioners: None

ABSTAIN: Commissioners: Previtali

Motion carried 6-0-1

Resolution 20-22 – Resolution of the City of San Rafael Planning Commission Recommending to the City Council Adoption of an Ordinance of the City of San Rafael Amending Title 14 (Zoning Ordinance), Including: A) Revisions to the Affordable Housing Requirement for Residential Development Projects; B) Revisions to the Density Bonus and Height Bonus Provisions; C) Revisions to Limitations Placed on Residential Development of Small Lots; D) Revisions to Scheduling Process for Appeals; E) Revisions to the Review Requirements for Exceptions to Hillside Developments (P18-010/ Z020-002)

DISCUSSION ITEM

2. Informational Report on Renter Protections in Federally Designated Opportunity Zone

Project Planner: Ethan Guy, Principal Analyst

Ethan Guy, Principal Analyst presented the staff report.

Staff responded to questions from the Commissioners.

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

Staff responded to further questions from the Commissioners.

Commissioner Lubamersky moved and Commissioner Hill seconded to accept the report.

AYES: Commissioners: Davidson, Hill, Lubamersky, Previtali, Samudzi, Saude & Chair Mercado

NOES: Commissioners: None

ABSENT: Commissioners: None

ABSTAIN: Commissioners: None

Motion carried 7-0

DIRECTOR'S REPORT

Alicia Giudice, Principal Planner reported:

- The next Planning Commission meeting will be held on December 8, 2020, instead of December 29, 2020. There will be one public hearing item that includes a lot line adjustment and new single family residence on a hillside lot. Also, there will be a report on homelessness.
- Design Review Board held a meeting on November 4, 2020 to discuss the ideas for its future. There will be a follow-up meeting in the near future.
- City Offices opened briefly last week, but now with a reverse change in tier, City Offices are closed again for walk-in services. City Offices continue to provide services on-line, virtually and by appointment, if needed.
- City Offices, except for Emergency Services, will be closed for the Thanksgiving week, due to both furlough and holiday days.

COMMISSION COMMUNICATION

The Planning Commissioners expressed their gratitude for Raffi Boloyan’s (Planning Manager) service at the City of San Rafael and wished him well with his future endeavors.

Raffi Boloyan, Planning Manager expressed his gratitude to the Planning Commission.

ADJOURNMENT

Chair Mercado adjourned the meeting at 9:26 p.m.

LINDSAY LARA, City Clerk

APPROVED THIS ____ DAY OF _____, 2020

ALDO MERCADO, Chair

DRAFT