



**MINUTES**  
**San Rafael Planning Commission**  
**Regular Meeting**  
**Thursday, November 12, 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 Hill  
Commissioner Lubamersky  
Commissioner Previtali  
Commissioner Samudzi  
Commissioner Saude

Absent: Commissioner Davidson

Also Present: Raffi Boloyan, Planning Manager  
Alicia Giudice, Principal Planner  
Barry Miller, Project Planner  
Paul Jensen, Community Development Director

**CALL TO ORDER**

Chair Mercado called the meeting to order at 7:03 p.m. and invited Principal Planner Alicia Giudice to call the roll. All commissioners were present, except for Commissioner Davidson.

**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.

## **URGENT COMMUNICATION**

None.

## **CONSENT CALENDAR**

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

Commissioner Hill moved and Commissioner Samudzi seconded to approve the Consent Calendar.

- 1. Approval of the Planning Commission Meeting Minutes of October 27, 2020**  
*Approved as submitted*

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

NOES: Commissioners: None

ABSENT: Commissioners: Davidson

ABSTAIN: Commissioners: Lubamersky

Motion carried 5-0

## **PUBLIC HEARING**

- 2. Public Hearing on Chapters 10-14 of Draft San Rafael General Plan 2040 (Continued from 10/27/20)**

The Planning Commission will conduct its second public hearing on the Draft General Plan 2040 on November 12. The November 12 hearing will cover Chapters 10-14 of the Draft Plan (now available for review at [www.sanrafael2040.org](http://www.sanrafael2040.org)). A prior hearing on Chapters 1-9 took place on October 27. The purpose of each hearing is to receive initial public comments on the Draft Plan chapters. Opportunities for public comment will continue at future hearings to be convened in December 2020 and early 2021, concurrently with review of the Downtown Precise Plan and a Draft Environmental Impact Report covering both projects. The Commission is tentatively scheduled to take action on the 2040 General Plan in March 2021. Case Nos.: GPA16-001 & P16-013  
Case Nos. GPA16-001 & P16-013.

Project Planner: Barry Miller

Barry Miller, Project Planner presented the staff report.

Staff responded to comments and questions from the Commissioners.

Chair Mercado declared the public hearing opened.

**Speakers:** Rich Storek, Canal Arts Initiative, Barbara Salzman, Marin Audubon Society, Phil Hallstein, Responsible Growth Marin, Bill Carney, Sustainable San Rafael,

Elizabeth Benton, Exec Director of Art Works, Kate Powers, MCL, Grace Geraghty, Responsible Growth Marin, Shirley Fischer, Responsible Growth Marin, Pam Reaves, Responsible Growth Marin, David Smith, Responsible Growth Marin, Scott Frerich, Responsible Growth Marin

Staff responded to public comments.

Commissioners provided comments.

Commissioner Lubamersky moved and Commissioner Previtali seconded to accept the report, provide their comments as discussed throughout the meeting, and continue the hearing to December 15, 2020 for the remaining chapters.

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

Motion carried 6-0-1

**DIRECTOR’S REPORT**

Principal Planner Alicia Giudice reported:

- November 24<sup>th</sup> Planning Commission meeting rescheduled to Tuesday, November 17, 2020
- Planning and building opened for walk-in services Tuesday and Thursday from 8:30-12:30 p.m. Virtual Counter still encouraged.

**COMMISSION COMMUNICATION**

None.

**ADJOURNMENT**

Chair Mercado adjourned the meeting at 9:41 p.m.

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

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

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ALDO MERCADO, Chair