



AGENDA

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

Virtual Meeting

Watch on Webinar: <https://tinyurl.com/PC-2020-12-15>

Watch on Youtube: www.youtube.com/cityofsanrafael

Telephone: (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. 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), 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.

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 November 12, 2020 and November 17, 2020

Recommended Action – Approve as submitted

OTHER AGENDA ITEM

2. 1215 Second Street

Request for a Use Permit and an Environmental and Design Review Permit to allow 1) the increase in the height of the existing structure on the site to accommodate a new ground floor residence; 2) the construction of a new third floor office area; 3) the addition of a new staircase and elevator tower at the rear of the existing structure; and 4) the construction of a new detached structure at the rear of the site with two new residential units above garage parking on a 5,000 sq. ft. Downtown parcel; APN: 012-075-03; Second/Third Mixed Use West (2/3 MUW) Zoning District; A. Blanco, Owner; Heidi Richardson for Richardson Pribuss Architects, Applicant; Case No.: UP20-011 and ED20-021.

Project Planner: Steve Stafford

Recommended Action – Adopt Resolution approving project

PUBLIC HEARING

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

The Planning Commission will conduct its third public hearing on the Draft General Plan 2040, as a follow up to the comments and questions raised during the first two hearings on review of the Draft Plan (October 27 and November 12, 2020). The Draft Plan is available for review at www.sanrafael2040.org. Prior hearings on the General Plan 2040 took place on October 27 and November 12, 2020. The purpose of each hearing is to receive initial public comments on the Draft Plan. Opportunities for public comment will continue at future hearings to be properly noticed convened in 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 and P16-013.

Project Planner: Barry Miller

Recommended Action – Accept report and provide comments

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 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.