



MINUTES

San Rafael Planning Commission
Regular Meeting
Tuesday, January 12, 2021, 7:00 P.M.

Virtual Meeting

Watch on Webinar: <https://tinyurl.com/PC-2021-01-12>
Watch on YouTube: <http://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 Alicia Giudice, Planning Manager (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 (joined at approximately 7:35 p.m.)
Commissioner Previtali
Commissioner Samudzi

Absent: Commissioner Saude

Also Present: Alicia Giudice, Planning Manager
Michele Ginn, Permit Services Coordinator
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 Planning Manager Alicia Giudice to call the roll. All commissioners were present, except for Commissioners Lubamersky and Saude.

APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS

None

PUBLIC NOTIFICATION OF MEETING PROCEDURES

Chair Mercado invited Planning Manager Alicia Giudice 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. She 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 Davidson moved and Commissioner Hill seconded to approve the Consent Calendar.

1. **Approval of the Planning Commission Meeting Minutes of December 15, 2020**
Approved as submitted

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

NOES: Commissioners: None

ABSENT: Commissioners: Lubamersky and Saude

ABSTAIN: Commissioners: None

Motion carried 5-0

OTHER AGENDA ITEM

2. **Annual Meeting of the Planning Commission**

Annual Meeting of the Planning Commission for 2021 to include: a) election of officers; and b) review of Planning Commission "Rules and Procedures"; and c) selection of liaisons to Design Review Board meetings

Case No.: P21-01

Project Planner: Ali Giudice

Ali Giudice, Planning Manager presented the staff report.

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

Commissioner Hill moved and Chair Mercado seconded to elect new Chair Samudzi and new Vice Chair Previtali for 2021.

Commissioners provided comments.

Staff provided comments.

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

Motion carried 5-0

Vice Chair Samudzi takes over meeting as Chair for 2021. Commissioner Previtali takes over meeting as Vice Chair for 2021.

Commissioner Davidson moved and Commissioner Mercado seconded to accept changes to the Planning Commission "Rules and Procedures."

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

Motion carried 5-0

Accepted changes to the Planning Commission "Rules and Procedures"

Commissioner Davidson selected January and February to be the liason to the Design Review Board for 2021. Commissioner Hill selected March and April to be the liason to the Design Review Board. Vice Chair Previtali selected May and June to be the liason to the Design Review Board. Commisisoner Mercado selected July and August to be the liason to the Design Review Board. At the next meeting, Commissioners Lubamersky and Saude will select their months.

Staff responded to questions from Commissioners.

PUBLIC HEARING

3. Draft Downtown San Rafael Precise Plan

The Planning Commission will conduct its first public hearing on the Draft Downtown Precise Plan on January 12. A second hearing covering the Draft Form Based Code will take place on January 26 and a third "wrap-up" hearing will take place on February 9. The purpose of each hearing is to receive public comments on the Draft Plan and to discuss the Plan's recommendations. Continued public comment on Draft General Plan 2040 also may occur at these meetings.

Case Nos.: GPA16-001 & P16-013

Project Planner: Barry Miller

Ali Giudice, Planning Manager introduced Stefan Pellegrini, Opticos Design who gave a presentation.

Commissioner Lubamersky joined the meeting at approximately 7:35 p.m. during the Downtown Precise Plan Presentation.

Staff responded to questions from the Commissioners.

Chair Samudzi declared the public hearing opened.

Speakers: Donni Uzarski, Riley Hurd, Jeffrey Rhoads, Bill Carney, Sustainable San Rafael, Roger Smith, Leslie Simons, San Rafael Heritage, Kate Powers, Roger Smith, Donni Uzarski

Staff responded to questions and comments from the Commissioners.

Commissioner Previtali moved and Commissioner Mercado seconded to accept the report and continue the hearing to January 26, 2021.

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

NOES: Commissioners: None

ABSENT: Commissioners: Saude

ABSTAIN: Commissioners: None

Motion carried 6-0

Accepted report and continued hearing to January 26, 2021

DIRECTOR'S REPORT

Planning Manager Alicia Giudice reported:

- Next meeting will be on January 26, 2021 and agenda will include a presentation on the Form Based Code
- Draft EIR has been released for 60 day public review period and the review period ends on March 9, 2021
- Draft Accessory Dwelling Unit (ADU) Ordinance coming

COMMISSION COMMUNICATION

The Planning Commissioners congratulated Ali Giudice, Planning Manager on her recent promotion.

ADJOURNMENT

Chair Samudzi adjourned the meeting at 9:43 p.m.

LINDSAY LARA, City Clerk

APPROVED THIS ____ DAY OF _____, 2021

SHINGAI SAMUDZI, Chair