



**MINUTES**  
**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](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](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 the 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 Davidson (joined at 7:35 p.m.)  
Commissioner Hill  
Commissioner Lubamersky  
Commissioner Previtali  
Commissioner Samudzi  
Commissioner Saude

**Absent:** None

**Also Present:** Alicia Giudice, Principal Planner  
Michele Ginn, Permit Services Coordinator  
Steve Stafford, Senior Planner  
Barry Miller, Project Planner  
Paul Jensen, Community Development Director

**CALL TO ORDER**

Chair Mercado called the meeting to order at 7:06 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 Principal Planner 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**

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

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

### **1. Approval of the Planning Commission Meeting Minutes of November 12, 2020 and November 17, 2020**

*Approved as submitted*

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

NOES: Commissioners: None

ABSENT: Commissioners: Davidson

ABSTAIN: Commissioners: None

Motion carried 6-0

## **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

Steve Stafford, Senior Planner presented the staff report.

Staff responded to questions from the Commissioners.

Applicant Heidi Richardson, Richardson Pribuss Architects gave a presentation.

Applicant Heidi Richardson and Owner Adrian Blanco responded to questions from the Commissioners.

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

Commissioners provided comments.

Commissioner Previtali moved and Commissioner Hill seconded to adopt the resolution approving project.

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

NOES: Commissioners: None

ABSENT: Commissioners: Davidson

ABSTAIN: Commissioners: None

Motion carried 6-0

*Resolution 20-23 – Resolution of the San Rafael Planning Commission Conditionally Approving a Use Permit (UP20-011) and an Environmental and Design Review Permit (ED20-021) to Allow: 1) The Increase in Height of the Existing Office Building (Lift-and-Fill) to Accommodate a New Ground-Floor Residence; 2) The Construction of New Third Floor Office Space to the Existing Office Building; 3) The Addition of a New Staircase and Elevator Tower to the Rear of the Existing Office Building; And 4) The Construction of a New Detached Building with Two New Residential Units Above Garage Parking on a 5,000 Sq. Ft. Downtown Parcel Located at 1215 2<sup>nd</sup> Street (APN: 012-075-03)*

Commissioner Davidson joined the meeting at 7:35 p.m.

## **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](http://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

Barry Miller, Project Planner presented the staff report.

Staff responded to questions and comments from the Commissioners.

Chair Mercado declared the public hearing opened.

**Speakers:** Alexander Gladish

Commissioners responded to public comment.

Staff responded to questions and comments from the Commissioners.

Commissioner Samudzi moved and Commissioner Davidson 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

*Accepted report*

### **DIRECTOR'S REPORT**

Principal Planner Alicia Giudice reported:

- Downtown Precise Plan will be on the agenda at the next Planning Commission meeting on January 12, 2021
- A new Chair, new Vice Chair and a 2021 schedule will be established at first meeting of the new year on January 12, 2021
- Approved projects throughout 2020

### **COMMISSION COMMUNICATION**

Chair Mercado encouraged the Commissioners to review the policies and procedures document prior to next meeting to provide comments and possible suggestions.

### **ADJOURNMENT**

Chair Mercado adjourned the meeting at 8:55 p.m.

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

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

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ALDO MERCADO, Chair