

City of San Rafael
Citizens Advisory Committee for Economic Development and Affordable Housing (CAC)
Virtual Meeting Summary Notes
October 1, 2020

CAC Members Present: Mari Jones, Bill Carney, Kati Miller, Glen Koorhan, Dirck Brinckerhoff, Joe McCallum, Gladys Gilliland, William O’Connell, Roger Smith, Andrew Naja-Riese

CAC Members Absent: Madeline Silva Khan

City Staff Present: Simon Vuong

Guests Present: Ethan Guy

Members of the Public Present: None

1. Call to Order: Chair William O’Connell called the virtual meeting to order at 7:05 pm.

2. Approval of July 6th Meeting Notes: Approved as submitted.

3. Public Comment on Non-Agenda Items: None.

4. Presentation and Discussion – Inclusionary Housing – Ethan Guy:

A discussion regarding inclusionary housing was led by Ethan Guy, Principal Analyst with the City of San Rafael. Mr. Guy provided a summary of City Council actions as well as a brief history of City staff’s review of inclusionary housing over the last few years. Mr. Guy noted that staff has been directed towards the in-depth study of four topics, which are briefly described as follows; revising inclusionary housing requirements, simplifying density bonus provisions, amending various ordinances to streamline approvals, and formalizing a design review board subcommittee. Mr. Guy spent time explaining each topic and answering questions from members of the CAC.

Mr. Guy noted that the City Council has directed staff to develop a policy which can be revisited in the future, and members of the CAC remarked that they would like to encourage that practice with scheduled frequency over the upcoming years. Member Bill Carney remarked that it is important to have metrics to define what “success” is following the implementation of the policy, specifically as it pertains to the lowering of the inclusionary housing requirement from 20% to 10%. Mr. Guy responded that success will be shown by new development as well as the collection of in-lieu fees.

Member Kati Miller made a motion as follows: to generally approve of the new inclusionary housing component of the ordinance guideline changes, and to recommend the establishment of a formal review process (with a cycle of no greater than five years) to gauge the effectiveness of the policy.

The motion was approved by a vote of 9-0 with Member Bill Carney abstaining.

5. Project Updates: Mr. Simon Vuong reported that Homeward Bound had applied for a conditional use permit to use a portion of the vacant office building at 3301 Kerner Blvd as a homeless shelter, while their current facility at 190 Mill Street is under renovation.

Mr. Vuong also reported that the Hampton Inn and Suites hotel project at 1075 E. Francisco Blvd would be applying for building permits in one to two weeks.

As a follow up to the August meeting, Mr. Vuong noted that the Goldstone Market Hall project at 1001 Fourth Street is still in the midst of an Exclusive Negotiating Agreement (“ENA”) with the City of San Rafael, and that progress had been made in regards to gaining an understanding of the conceptual parking arrangement.

Members of the CAC expressed curiosity in updates pertaining to the 120-unit project at 703 Third Street, as well as the 136-unit project known as Northgate Walk at 1005-1010 Northgate Drive. Mr. Vuong noted that he would follow up to see if any updates could be brought back to the CAC at the next scheduled meeting.

6. Suggestions for Future Agenda Items:

Member Bill Carney suggested revisiting the topic of the two named Priority Development Areas “PDAs” of San Rafael, and honing in on the elements of the PDAs which would be of most importance to the CAC. Member Roger Smith suggested revisiting the Downtown Precise Plan, with a specific focus on historical preservation, design review, and other topics that would merit the CAC’s discussion.

7. Adjournment: Chair William O’Connell adjourned the virtual meeting at 9:09 pm.

Respectfully submitted by Joe McCallum