



## MINUTES

**San Rafael Planning Commission  
Regular Meeting  
Tuesday, February 9, 2021, 7:00 P.M.**

### Virtual Meeting

**Watch on Webinar: <https://tinyurl.com/PC-2021-02-09>  
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 using a video conference Webinar, and streamed to 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, Planning Manager ([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 Samudzi  
Commissioner Davidson  
Commissioner Lubamersky  
Commissioner Mercado  
Commissioner Previtali  
Commissioner Saude

**Absent:** None

**Also Present:** Alicia Giudice, Planning Manager  
Michele Ginn, Permit Services Coordinator  
Renee Nickenig, Assistant Planner  
Barry Miller, Project Planner  
Paul Jensen, Community Development Director

## **CALL TO ORDER**

Chair Samudzi called the meeting to order at 7:01 p.m. and invited Planning Manager Alicia Giudice to call the roll. All commissioners were present.

## **APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS**

None

## **PUBLIC NOTIFICATION OF MEETING PROCEDURES**

Chair Samudzi 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 Samudzi reviewed the procedures for the meeting.

## **URGENT COMMUNICATION**

None

## **CONSENT CALENDAR**

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

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

- 1. Approval of the Planning Commission Meeting Minutes of January 26, 2021**  
*Approved as submitted*

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

NOES: Commissioners: None

ABSENT: Commissioners: None

ABSTAIN: Commissioners: None

Motion carried 6-0

## **DISCUSSION ITEM**

- 2. 160 Mitchell Boulevard**

Report and discussion on possible zoning amendment to allow for the conversion of an approximately 10,644 square foot vacant office building to multifamily residential building.

Case No.: CDR19-00

Project Planner: Renee Nickenig

Renee Nickenig, Assistant Planner, presented the Staff Report.

Aaron Lamstein, Applicant and Rick Williams, Architect gave a presentation.

Staff responded to questions from the Commissioners.

Chair Samudzi invited public comment.

**Speakers:** David Swig, Leslie Simmons, Bill Carney, Len Rifkind, Name withheld, Diane Ramsey, Howard Swig

Staff responded to public comment and questions from the Commissioners.

Commissioners provided comments regarding the discussion questions. Staff responded to questions from the Commissioners.

No action was taken by Commissioners.

## **PUBLIC HEARING**

### **3. Draft Downtown San Rafael Precise Plan**

The Planning Commission will conduct its third public hearing on the Draft Downtown Precise Plan on February 9. The hearing will provide an opportunity to review the comments and issues raised at the prior meetings and discuss potential edits. Continued public comment on Draft General Plan 2040 also may occur at this hearing.  
Case Nos.: GPA16-001 & P16-013  
Project Planner: Barry Miller

Barry Miller, Project Planner presented the Staff Report.

Staff responded to questions from the Commissioners.

Chair Samudzi invited public comment.

**Speakers:** Riley Hurd, Ragghianti Freitas, Jeff Rhoads, Bill Carney, Sustainable San Rafael, Kate Powers

Commissioners provided comments regarding the discussion questions. Staff responded to questions from the Commissioners.

Commissioner Saude moved and Commissioner Lubamersky seconded to accept the report.

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

NOES: Commissioners: None

ABSENT: Commissioners: None

ABSTAIN: Commissioners: None

Motion carried 6-0

*Accepted report*

**DIRECTOR’S REPORT**

Planning Manager Alicia Giudice reported:

- Meeting on March 9 will include comments on draft Enviromental Impact Report (EIR)
- Housing policies that Planning Commission has been seeing will go to the City Council on February 16
- City is looking at establishing a public arts process outside the normal land use process and will also go the City Council on February 16
- Housing Analyst recruitment is active

**COMMISSION COMMUNICATION**

None

**ADJOURNMENT**

Chair Samudzi adjourned the meeting at 9:58 p.m.

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

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_  
SHINGAI SAMUDZI, Chair