



## **MINUTES**

**San Rafael Planning Commission  
Regular Meeting  
Tuesday, January 26, 2021, 7:00 P.M.**

### **Virtual Meeting**

**Watch on Webinar: <https://tinyurl.com/pc-2021-01-26>  
Watch on YouTube: <http://www.youtube.com/cityofsanrafael>  
Telephone: (669) 900-9128  
Meeting ID: 897-5534-1830#**

### **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:** Commissioner Hill

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

## **CALL TO ORDER**

Chair Samudzi called the meeting to order at 7:02 p.m. and invited Planning Manager Alicia Giudice to call the roll. All commissioners were present, except for Commissioner Hill.

## **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 12, 2021**  
*Approved as submitted*

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

NOES: Commissioners: None

ABSENT: Commissioners: Hill

ABSTAIN: Commissioners: Saude

Motion carried 5-0-1

## **PUBLIC HEARING**

- 2. Public Hearing on Draft Downtown San Rafael Precise Plan**

The Planning Commission will conduct its second public hearing on the Draft Downtown Precise Plan on January 26. An initial hearing on Chapters 1-8 of the Plan took place on January 12. The hearing on January 26 will focus on Chapter 9, which is the Draft Form Based Code. The purpose of the hearing is to receive public comments on the Draft Form Based Code and discuss the Code'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.

Ali Giudice, Planning Manager provided comments.

Staff responded to questions from the Commissioners.

Chair Samudzi declared the public hearing opened; however, there was no public comment.

Staff responded to comments and questions from the Commissioners.

Commissioner Saude moved and Commissioner Lubamersky seconded to accept the report and continue the hearing to February 9, 2021.

Staff responded to questions from the Commissioners.

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

NOES: Commissioners: None

ABSENT: Commissioners: Hill

ABSTAIN: Commissioners: None

Motion carried 6-0

*Accepted report and continued hearing to February 9, 2021*

## **DIRECTOR'S REPORT**

Planning Manager Alicia Giudice reported:

- Next meeting on February 9, will include a wrap-up of Downtown Precise Plan discussion, as well as, a development application at 160 Mitchell to convert office space to residential use - Applicant is requesting feedback before coming forward with the formal zoning amendment application
- Accessory Development Unit (ADU) Ordinance draft will come to the Planning Commission on February 23
- Eli Hill was appointed as a City Councilmember earlier tonight

Project Planner Barry Miller reported:

- A focused outreach related to Historic Preservation, working with the property owners, the Chamber, the Downtown Bid and San Rafael Heritage

Community Development Director Paul Jensen reported:

- Informational webinars coming to review the historic resource information and the recommendations
- Design Review Board meeting in February

## **COMMISSION COMMUNICATION**

Discussions regarding:

- New vacancy on Planning Commission and recruitment process
- Reconvening in-person meetings and the status of the Design Review Board (DRB) liaison commitments

**ADJOURNMENT**

Chair Samudzi adjourned the meeting at 8:56 p.m.

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LINDSAY LARA, City Clerk

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

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SHINGAI SAMUDZI, Chair