



## MINUTES

**San Rafael Planning Commission  
Regular Meeting  
Tuesday, February 23, 2021, 7:00 P.M.**

### Virtual Meeting

Watch on Webinar: <https://tinyurl.com/PC-2021-02-23>  
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  
Vice Chair Previtali  
Commissioner Saude

Absent: Commissioner Mercado

Also Present: Alicia Giudice, Planning Manager  
Michele Ginn, Permit Services Coordinator  
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 Mercado.

## **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 that the meeting would include Spanish language simultaneous interpretation on the Spanish Zoom channel and would be streamed live to YouTube and members of the public would provide public comment either on the telephone or through Zoom or YouTube live chat. She explained the process for community participation on the telephone, Zoom and 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 February 9, 2021**  
*Approved as submitted*

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

Motion carried 5-0

## **PUBLIC HEARINGS**

- 2. Accessory Dwelling Unit (ADU) Ordinance**

Ali Giudice, Planning Manager requested a continuation of this item.

Commissioner Lubamersky moved and Commissioner Davidson seconded to continue the item.

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

Motion carried 5-0

*Item continued*

### 3. **Tiscornia Marsh Restoration Project, North of Canal Street**

Scoping hearing for the Notice of Preparation of an Environmental Impact Report (EIR) to assess the impacts of the Tiscornia Marsh Restoration Project. The project proposes to restore the tidal marsh/mudflats located north and outboard of Canal Street, as well as, the diked marsh located north of the Albert J. Boro Center/Pickleweed Park Playfields. APNs: 009-142-01, 009-032-08, and -09; Park/Open Space-Wetland Overlay (P/OS-WO) District. Applicant: Marin Audubon Society; Property Owners: Marin Audubon Society and City of San Rafael.  
Project Planner: Paul Jensen

Paul Jensen, Community Development Director presented the Staff Report.

Applicant Barbara Salzman, Marin Audubon Society and Dane Behrens, ESA gave a presentation.

Staff responded to questions from the Commissioners.

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

Staff responded to further questions from the Commissioners.

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

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

Motion carried 5-0

*Accepted report*

### **DIRECTOR'S REPORT**

Planning Manager Alicia Giudice reported:

- Planning Commission approved project updates on Oakmont, Whistle Stop and Aegis
- Design Review Board hybrid pilot program update
- Free webinars related to historic structures in Downtown
- City Council housing policies update
- 703 3<sup>rd</sup> Street, Northgate Walk, hotel on Francisco and Marriot Hotel updates
- BlueWave Express Car Wash discussion
- City Senior Planner and Planning Commission vacancies
- COVID-19 tier discussion

### **COMMISSION COMMUNICATION**

None

**ADJOURNMENT**

Chair Samudzi adjourned the meeting at 8:34 p.m.

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

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

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SHINGAI SAMUDZI, Chair