



**SAN RAFAEL**  
THE CITY WITH A MISSION

**Agenda Item No: 5.e**

**Meeting Date: May 17, 2021**

**SAN RAFAEL CITY COUNCIL AGENDA REPORT**

**Department: Public Works**

**Prepared by: Bill Guerin,  
Director of Public Works**

**City Manager Approval:** \_\_\_\_\_

File No.: 15.10.552

**TOPIC: 1075 FRANCISCO BOULEVARD EAST PARCEL MAP APPROVAL  
(HAMPTON HOTELS)**

**SUBJECT: RESOLUTION APPROVING A PARCEL MAP FOR THE MERGING OF FOUR  
LOTS TO TWO LOTS AT 1075 FRANCISCO BOULEVARD EAST**

**RECOMMENDED ACTION:** Adopt a resolution to approve a parcel map merging four lots to two lots at 1075 Francisco Boulevard East.

**BACKGROUND:** The Planning Commission approved this project by Resolution No. 20-14 on May 12, 2020. No building permits have been issued to date. The applicant requested the Parcel Map, which merges four lots to two, be approved and recorded prior to completing frontage improvements.

Staff reviewed the map and proposed frontage improvements and determined that a subdivision improvement agreement and bonds are not required for this approval, since the conditions of approval related to the development of a hotel on these new merged parcels require the building of frontage improvements in the public right-of-way.

**ANALYSIS:** The lot merger will abandon several unused on-site easements and will maintain needed easements. Staff and BKF, the City's consultant surveyor, have reviewed this map and have determined it is complete as to map form and compliance with the Subdivision Map Act.

**FISCAL IMPACT:** No fiscal impact is associated with this report.

**OPTIONS:** The City Council has the following options to consider in this matter:

1. Adopt the resolution.
2. Adopt resolution with modifications.
3. Direct staff to return with more information.
4. Take no action.

**RECOMMENDED ACTION:** Adopt a resolution to approve a parcel map merging four lots to two lots at 1075 Francisco Boulevard East.

**ATTACHMENTS:**

1. Resolution Approving a Parcel Map for the Merging of Four Lots to Two Lots at 1075

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**FOR CITY CLERK ONLY**

**Council Meeting:**

**Disposition:**

Francisco Boulevard East

2. Planning Commission Resolution No. 20-14
3. Parcel Map Marin Hospitality

**RESOLUTION NO.**

**A RESOLUTION OF THE SAN RAFAEL CITY COUNCIL APPROVING A  
PARCEL MAP FOR THE MERGING OF FOUR LOTS TO TWO LOTS AT 1075  
FRANCISCO BOULEVARD EAST**

**WHEREAS**, on May 12, 2020 the Planning Commission of the City of San Rafael adopted Resolution No. 20-14 approving a tentative parcel map for a development of a proposed Hampton Hotel on the property at 1075 Francisco Boulevard East; and

**WHEREAS**, the applicant has submitted a Parcel Map for said subdivision and supporting documents; and

**WHEREAS**, the City Engineer has examined the Parcel Map and supporting documents and has determined that they comply with the requirements of the approved vesting tentative map and the requirements of the California Subdivision Map Act; and

**WHEREAS**, the City Engineer and the City Attorney have recommended that no Subdivision Improvement Agreement or bonds are required for approval of this subdivision because completion of improvements is required as a condition for issuance of the building permit;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of San Rafael that the Parcel Map for the merging of four lots to two lots at 1075 Francisco Boulevard East is hereby approved and the City Clerk is authorized to record the map in the Official Records of the County of Marin, conditioned upon receipt of all required documents and/or fees.

**I, LINDSAY LARA**, Clerk of the City of San Rafael, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the Council of said City on 17<sup>th</sup> day of May, 2021, by the following vote to wit:

**AYES:**

**COUNCILMEMBERS:**

**NOES:**

**COUNCILMEMBERS:**

**ABSENT:**

**COUNCILMEMBERS:**

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LINDSAY LARA, City Clerk



RESOLUTION NO. 20-14

RESOLUTION OF THE SAN RAFAEL PLANNING COMMISSION APPROVING USE PERMIT(s), ENVIRONMENTAL AND DESIGN REVIEW PERMIT(s), AND TENTATIVE SUBDIVISION MAP FOR A NEW 54-FOOT HIGH, 106,000 SQUARE FOOT HOTEL CONTAINING 185 ROOMS ON 2.79 ACRES AND A VEHICLE STORAGE USE ON 0.66 ACRES LOCATED AT 1075 FRANCISCO BLVD EAST  
APN'S: 009-191-02, 009-191-03, 009-191-04, 009-191-09, 009-191-10

**WHEREAS**, the City of San Rafael has received an application for a Use Permit, Environmental and Design Review Permit, and Tentative Subdivision map for a 54-foot high, 185-room hotel at 1075 Francisco Blvd E in the General Commercial (GC) Zoning District; and

**WHEREAS**, The City of San Rafael has received an application for a Use Permit, and Environmental and Design Review Permit, for a vehicle storage lot at 1075 Francisco Blvd E in the General Commercial (GC) Zoning District; and

**WHEREAS**, on January 8, 2019 the project received Conceptual Design Review by the City of San Rafael Design Review Board pursuant to Section 14.25.030(B) of the San Rafael Municipal Code; and

**WHEREAS**, in response to Shelter in Place Orders issued by the State of California and Marin County associated with COVID-19, the City Manager authorized an interim review process for projects subject to review by the City of San Rafael Design Review Board through issuance of a Policy Statement, signed on April 1, 2020; and

**WHEREAS**, on March 25, 2020 the project received Formal Design Review by a subcommittee of the City of San Rafael Design Review Board consistent with the Policy Statement described above and the subcommittee recommended approval of the design to the Planning Commission; and

**WHEREAS**, on May 12, 2020, the San Rafael Planning Commission held a duly noticed public hearing on the proposed Use Permits (UP19-016; UP19-046), Environmental and Design Review Permits (ED19-038; ED19-098), and Tentative Subdivision Map (TS19-003), accepting all oral and written public testimony and the written report of the Community Development Department staff; and

**WHEREAS**, upon review of the application, the Planning Commission finds that the project is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines because it involves an infill development project that meets the following criteria:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

NOW THEREFORE BE IT RESOLVED, the Planning Commission makes the following findings relating to the Use Permit (UP19-016), Environmental and Design Review (ED19-038), and Major Subdivision (TS19-003) for the proposed 185-room hotel.

**USE PERMIT FINDINGS  
(HOTEL - UP19-016)**

**A. That the proposed use is in accord with the general plan, the objectives of the zoning ordinance, and the purposes of the district in which the site is located:**

The site is designated as General Commercial (GC) on the General Plan 2020 Land Use Map which allows which allows for the establishment of general retail and service uses, including hotels. In addition, the project is consistent with the General Plan and specifically with the following key General Plan Policies:

**Land Use Policies LU-9a (Nonresidential Zoning), LU-12 (Building Heights), LU-13 (Height Bonuses), LU-20a (Hotel Zoning), and LU-23 (Land Use Map)** establish FAR, height, and other development standards for hotel uses. The proposed use is within a non-residential zoning district. As a development that proposes a new hotel, no FAR limits apply for the development, and therefore the project is consistent with General Plan policies LU-9a, LU-20a, and LU-23. Hotels are permitted a maximum height of 54 feet. Section 14.16.120 of the SRMC excludes mechanical equipment from the maximum height limits through approval of an Environmental and Design Review Permit. The project proposes a 54-foot height to the rooftop with a maximum overall height of 61-feet 8-inches. The additional height includes rooftop mechanical equipment and is therefore excluded from the maximum height limits. Furthermore, the design has been recommended for approval by the Design Review Board, subject to conditions contained herein. As such, the project is consistent with General Plan policies LU-12, LU-13, and LU-20a. The project meets all applicable development standards of the General Commercial Zoning District, consistent with General Plan policy LU-23.

**Housing Policy H-6a (In-Lieu Fees)** requires compliance with Zoning Code Section 14.16.030 which establishes affordable housing requirements for non-residential projects. The project's share of affordable housing is 0.0075 affordable units per 1,000 square feet of gross floor area. The gross floor area is 106,000 square feet. Therefore, the project is required to provide 1 affordable unit or pay the applicable in-lieu fee. Additionally, though the project does not propose any new residential development, the recent approval of the Northgate Walk Project located at 1005, 1010, 1025, and 1025 Northgate Drive compensates for the loss of the project site as a housing opportunity site. Northgate Walk is particularly applicable in compensating for the loss of this potential housing site as it includes the demolition of an existing hotel, commercial building, and gas station and construction of 136 residential units, including 30 units affordable to seniors. As conditioned, the project is required to meet affordable housing requirements and is therefore consistent with General Plan policy H-6a.

**Neighborhood Policy NH-52 (New Business Development)** encourages new development that benefits the neighborhood through low traffic impacts. Hotels are identified as a desired land use as they are low traffic-generators and high tax-generators. As such, the proposed project will benefit the neighborhood and is therefore consistent with this policy

**Economic Vitality Policy EV-2 (Businesses that Enhance San Rafael)** seeks to recruit and retain businesses that contribute to the economic vitality of the City and enhance the City's physical environment. The project will contribute to the economic vitality of the City through increased revenues. Additionally, the project will provide new employment opportunities and enhance the

physical environment by improving an existing vacant lot located near a highly visible intersection. As such, the proposed project is consistent with this General Plan policy.

**Economic Vitality Policy EV-3 (Tourism)** recognizes and supports tourism as a significant contributor to the City's economy. As a visitor service use that supports tourism in the City, the proposed hotel is consistent with this General Plan policy.

**Economic Vitality Policy EV-8 (Diversity of our Economic Base) and EV-14 (Support for Business Areas)** seek to expand the range of businesses within the City and support upgrading existing underdeveloped commercial properties. The proposed project will introduce a new hotel within the City, and the Canal Neighborhood specifically, expanding upon the range of visitor accommodating uses currently available within the City. Further, the proposed project will upgrade the existing underdeveloped lot in an established light industrial/office area of the neighborhood. As such, the proposed use is consistent with General Plan policies EV-8 and EV-14.

**B. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, or to the general welfare of the city:**

The project has been reviewed by appropriate city departments, including the Building Division, Fire Department, Department of Public Works, and Marin Sanitary Service. As conditioned, the project will require application of a building permit that complies with all applicable Building and Fire Code requirements prior to construction. In addition, the applicant will be required to comply with conditions of approval imposed by the Department of Public Works and Marin Sanitary Service as contained herein.

**C. That the proposed use complies with each of the applicable provisions of the zoning ordinance:**

The project, as proposed and conditioned, complies with the Chapter 14 (Zoning) of the San Rafael Municipal Code (SRMC).

**14.05.030 - Property development standards.** The project is consistent with applicable development standards for the GC Zoning District including the following:

- **Lot Requirements:** The minimum lot area required by the district is 6,000 square feet. The proposed major subdivision includes consolidating the existing five individual lots into two. The size of Parcel 1, which will contain the proposed hotel and associated improvements will be 2.79 acres (121,710 square feet). Parcel 2, which is proposed to be used for parking will be 0.66 acres (28,566 square feet). Both proposed parcels exceed the minimum width requirement of 60 feet.
- **Floor Area Ratio:** Exhibit 4 of the General Plan 2020 identifies floor area ratios in Central San Rafael. However, as prescribed by General Plan Land Use Policy LU-20 and Section 14.16.150(A)(1), hotels are excluded from the FAR requirements.
- **Setbacks:** The General Commercial Zoning District does not have a requirement for setbacks. However, the project proposes an approximately 30-foot setback from Francisco Blvd E, 57-foot setback from the southern property line, 50-foot setback from the eastern property line, and 50-foot setback from the northern property line. The smaller of the two parcels proposed as part of the major subdivision does not propose the construction of any structures.
- **Building height:** Section 14.05.030 of the SRMC establish a 54-foot height limit for hotels. In addition to the base height of 54-feet, Section 14.16.120 provides features that are excluded from the maximum building height including mechanical equipment. The proposed building is

54-feet to the height of the roof with an additional 7-feet 8-inches to accommodate rooftop mechanical equipment, for an overall height of 61' 8". This additional height is permissible through approval of an Environmental and Design Review Permit.

**Chapter 14.16 (Site and Use Regulations).** The project is consistent with the following applicable site and use regulations.

- 14.16.025 - Refuse enclosure requirement. The refuse enclosure will be located in the southeast corner of the project site and will be adequately screened from view. The enclosure has been reviewed by the local refuse collection agency to ensure minimum dimensional standards are met.
- 14.16.030 - Affordable housing requirement. Section 14.16.030(I)(2) states that hotel development projects shall provide housing for project employees in very low, low, and moderate income households at a ratio of 0.0075 per 1,000 square feet of gross floor area. Required affordable units may be provided on the same site as the project, at an off-site location within the City, through the dedication of suitable real property, or through payment on an in-lieu fee subject to approval by the Planning Commission. Based on the gross floor area, the project is required to provide one affordable housing unit or pay the applicable in-lieu fee.
- 14.16.227 - Light and glare. As specified in Section 14.16.227 colors, materials, and lighting shall be designed to avoid light and glare impacts on surrounding development. Changes in lighting intensity on non-residential properties is subject to review under the criteria of the Environmental and Design Review Permit. As such, the project has been reviewed for consistency with the applicable design criteria, as further discussed below.
- 14.16.230 - Lot consolidation when development occurs. Section 14.16.230 states that new development proposing construction on more than one adjoining lot where the building is proposed to cross the shared property lines requires consolidation of those lots. The project proposes consolidation of the five existing lots into two new lots. The project is consistent with this requirement and is consistent with the requirements of the City's Subdivision Ordinance, as further analyzed below.
- 14.16.243 - Mechanical equipment screening. All mechanical equipment is adequately screened from public view as required.
- 14.16.260 - Noise standards. An acoustical study was prepared by Coffman Engineers on September 5, 2019 to determine the consistency of the project with standards identified in the General Plan. The acoustical analysis concluded that construction noise levels for the project would meet applicable regulations of the SRMC. The analysis determined that at operation the project's interior noise levels are expected to comply with the City's land use compatibility standards for hotels. Furthermore, additional traffic expected to be generated by the project will not result in noise impacts at off-site noise sensitive land uses. As such, the project is consistent with the City's noise standards. The exemption memo, included as Exhibit X, includes a thorough analysis of the project's noise impacts as it relates to applicable City standards and the California Environmental Quality Act.
- 14.16.295 - Sight distance. The SRMC requires that fencing, vegetation and improvements be established and maintained in a manner that does not reduce visibility for the safe ingress and egress of vehicles or pedestrians within a required vision triangle, which is 15 feet from the curb return at any intersection or driveway. Any improvements or vegetation located within the established vision triangle must not exceed a height of three feet. With conditions of approval the project will comply with this requirement.
- 14.16.370 - Water-efficient landscape. The landscape plan submitted by the applicant indicates proposed species including trees, shrubs, and groundcover will require low and moderate water usage. As specified in Section 14.16.370(C)(1) of the SRMC, project approval is subject to

conditions which require the applicant to provide written verification of plan approval from the Marin Municipal Water District (MMWD) prior to the issuance of a building permit or grading permit.

**Chapter 14.18 (Parking Standards).** The project proposes to provide parking consistent with Chapter 14.18 of the SRMC including 195 automobile spaces, 16 of which will be designated for clean air vehicles and 57 will be compact, and 20 bicycle parking spaces including 10 short-term and 10 long-term. Furthermore, the project has been reviewed by the Department of Public Works to determine compliance with parking facility dimensions, and adequacy of access to the public right-of-way.

## **ENVIRONMENTAL AND DESIGN REVIEW FINDINGS (HOTEL - ED19-038)**

### **A. That the project design is in accord with the general plan, the objectives of the zoning ordinance and the purposes of this chapter:**

The project site is designated as General Commercial (GC) on the General Plan 2020 Land Use Map and is within the General Commercial (GC) Zoning District. Hotels are an allowable use within the GC Zoning District with prior Conditional Use Permit approval by the Planning Commission. The project is consistent with the following design-related General Plan policies:

**Neighborhood Policy NH-51 (Existing Business Areas)** encourages the redevelopment and upgrading of existing business areas and sites. The proposed project is located just south of Bellam Blvd/Francisco Blvd E, which is a prominent intersection within the neighborhood and consists of a newer light industrial/office area. The addition of a hotel to this area will enhance the existing business area and upgrade the overall site consistent with this policy.

**Community Design Policies CD-1c (Landscape Improvement) and CD-18 (Landscaping)** recognize that landscaping is a critical design component that should contribute to the overall site design and provide visual interest. Landscaping is proposed throughout the project site and has been designed to enhance the overall design of the site and reduce the visual impact of the proposed parking areas. The project has been reviewed by the Design Review Board and meets all applicable landscaping requirements including minimum requirements, species type, and water usage. As such, the project is consistent with General Plan policies CD-1c, and CD-18.

**Community Design Policy CD-10 (Nonresidential Design Guidelines)** seeks to preserve and enhance the design elements that contribute to the economic vitality of commercial areas. The project incorporates design criteria included in the City's Design Guidelines for Nonresidential Development including parking lot design that provides logical entry and exits, landscaping that is designed as an integral part of the development, pedestrian circulation that clearly defines movement through parking lots, and building form that provides a continuity of design, colors, materials, and architectural elements. Further, the project design has been reviewed by the Design Review Board and was found to be consistent with these applicable design criteria. As such, the project is consistent with this General Plan policy.

**Community Design Policy CD-19 (Lighting)** provides for adequate site lighting for safety purposes while also controlling for light spillover and glare onto surrounding development. The project proposes various types of lighting including wall sconces, LED up-lighting, LED accent lighting, bollard lighting and single and double pole parking lot lights. As a condition of project approval, the photometric study shall be recalculated to confirm illuminated exterior wall sections are included. Additionally,



illuminated exterior wall sections are required to be dimmable and limited to a single shade of white. As conditioned, the project is consistent with this policy.

**Community Design Policy CD-21 (Parking Lot Landscaping)** seeks to provide landscaping within parking lots to control heat build-up from pavement, reduce air pollution, provide shade cover for vehicles and soften the appearance of the parking lot. Landscaping is provided throughout the site including in parking areas. Zoning Ordinance regulations require parking lots with more than five spaces provide one canopy tree for every four parking spaces. The project will provide 195 parking spaces, which requires a minimum of 49 canopy trees. As proposed, 57 canopy trees will be provided, meeting both the intent of this policy and the regulations of the Zoning Ordinance.

**Conservation Policy CON-16 (Landscape with Native Plant Species)** encourages landscaping with native and compatible non-native plant species that are drought resistant. The proposed landscape palette includes species that require low to moderate water usage. Proposed parking lot trees, groundcover, shrubs, and grasses have been selected from the City's parking lot tree list and consistent with guidance provided by the Marin Municipal Water District water-wise plants website. As such, the project is consistent with this policy.

**B. That the project design is consistent with all applicable site, architecture and landscaping design criteria and guidelines for the district in which the site is located:**

The Design Review Board (Board) evaluated the design of the hotel project on January 8, 2019, as part of conceptual design review and on March 25, 2020 as part of a formal design review. The Design Review Board Subcommittee found that the project was appropriate in design unanimously (2-0) recommended approval of the project design to the Planning Commission, subject to conditions of approval.

**C. That the project design minimizes adverse environmental impacts:**

Staff conducted a "preliminary review" of the project application, plans and supportive studies and reports and determined that the application is defined as a "project" under CEQA, pursuant to CEQA Guidelines Section 15060. A project is exempt from CEQA if it qualifies for a Categorical Exemption under Article 19, Section 15300. Given the project location, scope and use, staff recommends that the project qualifies for an exemption under CEQA Guidelines Section 15332. Section 15332 exempts "infill development projects" that meet the following conditions:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value, as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e. The site can be adequately served by all required utilities and public services.

**D. That the project design will not be detrimental to the public health, safety or welfare, nor materially injurious to properties or improvements in the vicinity.**

The project has been reviewed by the appropriate agencies and appropriate conditions of approval have been incorporated to ensure the project will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the project vicinity.

**TENTATIVE SUBDIVISION MAP FINDINGS  
(TS19-003)**

- 1. The proposed map is consistent with the San Rafael general plan and any applicable, adopted specific plan or neighborhood plan;**

The proposed map will consolidate five existing lots into two lots, shown on the Tentative Map as Parcel 1 and Parcel 2. The two lots will be established as a 185-room hotel and vehicle storage lot, respectively. The General Plan supports such uses, and the applicant seeks Use Permit approval as required by the SRMC. As such, the proposed map is consistent with the San Rafael General Plan.

- 2. The design or improvement of the proposed subdivision is consistent with the San Rafael general plan and any pertinent, adopted specific plan or neighborhood plan;**

The proposed project has been reviewed for consistency with applicable General Plan policies. As discussed in the required Use Permit and Environmental and Design Review findings, the design and improvement of the proposed project and associated map is consistent with the General Plan. As such, the proposed map is consistent with this finding.

- 3. The property subject to subdivision is physically suitable for the type or density of development that is proposed;**

The proposed map has been reviewed concurrent with the proposed physical development. The subdivision will adequately accommodate the type and density of the proposed uses consistent with this finding.

- 4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;**

The project has been reviewed in accordance with the California Environmental Quality Act and has been found to be categorically exempt pursuant to CEQA Guidelines Section 15332. As such, the design of the subdivision and associated improvements will not cause a substantial adverse impact on the environment.

- 5. The design of the subdivision or the type of proposed improvements is not likely to cause serious health problems; and**

The project has been reviewed by appropriate city departments, including the Building Division, Fire Department, Department of Public Works, and Marin Sanitary Service. As conditioned, the project will require application of a building permit that complies with all applicable Building and Fire Code requirements prior to construction. In addition, the applicant will be required to comply with conditions of approval imposed by the Department of Public Works and Marin Sanitary Service as contained herein. As such, the design of the subdivision and associated improvements will not cause serious health problems and is therefore consistent with this finding.

- 6. The design of the subdivision or the type of proposed improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the city may approve the map if it is determined that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired or secured for public use.**

There are no existing public access easements onsite. As such, the proposed map is consistent with this finding.

NOW THEREFORE BE IT RESOLVED, the Planning Commission makes the following findings relating to the Use Permit (UP19-046), and Environmental and Design Review Permit (ED19-098) for the proposed vehicle storage use.

**USE PERMIT FINDINGS  
(VEHICLE STORAGE - UP19-046)**

- A. That the proposed use is in accord with the general plan, the objectives of the zoning ordinance, and the purposes of the district in which the site is located:**

The site is designated as General Commercial (GC) on the General Plan 2020 Land Use Map which allows for the establishment of general retail and service uses, including automobile sales and service uses. In addition, the project is consistent with the General Plan and specifically with the following key General Plan Policies:

**Land Use LU-4a. (Reasonable Interim Uses)** provides for the establishment of land uses that allow reasonable interim uses for properties that are in areas with limited traffic capacity for development. Including uses such as contractor's yards, new car storage, modular office and storage, and outdoor recreation. The continued use of Parcel 2 as a car storage lot allows for the reasonable interim use of the property consistent with this policy.

- B. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity, or to the general welfare of the city:**

The project has been reviewed by appropriate city departments, including the Building Division, Fire Department, Department of Public Works, and Marin Sanitary Service. As conditioned, the project will require application of a building permit that complies with all applicable Building and Fire Code requirements prior to construction. In addition, the applicant will be required to comply with conditions of approval imposed by the Department of Public Works and Marin Sanitary Service as contained herein.

- C. That the proposed use complies with each of the applicable provisions of the zoning ordinance:**

The proposed use complies with all applicable provisions of the Zoning Ordinance. Outdoor storage uses, which include vehicle storage are conditionally permitted in the GC Zoning District. The vehicle storage lot does not propose construction of any new buildings. Landscaping will be provided consistent with the requirements of the GC Zoning designation.

**ENVIRONMENTAL AND DESIGN REVIEW FINDINGS  
(VEHICLE STORAGE - ED19-098)**

- A. That the project design is in accord with the general plan, the objectives of the zoning ordinance and the purposes of this chapter:**



The project site is designated as General Commercial (GC) on the General Plan 2020 Land Use Map and is within the General Commercial (GC) Zoning District. Outdoor storage, including vehicle storage, is an allowable use within the GC Zoning District with prior Conditional Use Permit approval by the Planning Commission. The project does not propose construction of any new buildings. However, landscaping has been designed consistent with the following General Plan Policies:

**Community Design Policies CD-1c (Landscape Improvement) and CD-18 (Landscaping)** recognize that landscaping is a critical design component that should contribute to the overall site design and provide visual interest. Landscaping is proposed around the perimeter of the project site and has been designed to enhance the overall design of the site and reduce the visual impact of the proposed vehicle storage area. The project has been reviewed by the Design Review Board and meets all applicable landscaping requirements including minimum requirements, species type, and water usage. As such, the project is consistent with General Plan policies CD-1c, and CD-18.

**Community Design Policy CD-21 (Parking Lot Landscaping)** seeks to provide landscaping within parking lots to control heat build-up from pavement, reduce air pollution, provide shade cover for vehicles and soften the appearance of the parking lot. Landscaping is provided around the perimeter of the site, consistent with this General Plan policy.

**Conservation Policy CON-16 (Landscape with Native Plant Species)** encourages landscaping with native and compatible non-native plant species that are drought resistant. The proposed landscape palette includes species that require low to moderate water usage. Proposed parking lot trees, groundcover, shrubs, and grasses have been selected from the City's parking lot tree list and consistent with guidance provided by the Marin Municipal Water District water-wise plants website. As such, the project is consistent with this policy.

**B. That the project design is consistent with all applicable site, architecture and landscaping design criteria and guidelines for the district in which the site is located:**

The Design Review Board (Board) evaluated the design of the hotel project on January 8, 2019, as part of conceptual design review and on March 25, 2020 as part of a formal design review. The Design Review Board Subcommittee found that the project was appropriate in design unanimously (2-0) recommended approval of the project design to the Planning Commission, subject to conditions of approval.

**C. That the project design minimizes adverse environmental impacts:**

Staff conducted a "preliminary review" of the project application, plans and supportive studies and reports and determined that the application is defined as a "project" under CEQA, pursuant to CEQA Guidelines Section 15060. A project is exempt from CEQA if it qualifies for a Categorical Exemption under Article 19, Section 15300. Given the project location, scope and use, staff recommends that the project qualifies for an exemption under CEQA Guidelines Section 15332. Section 15332 exempts "infill development projects" that meet the following conditions:

- a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c. The project site has no value, as habitat for endangered, rare or threatened species.
- d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e. The site can be adequately served by all required utilities and public services.

**D. That the project design will not be detrimental to the public health, safety or welfare, nor materially injurious to properties or improvements in the vicinity.**

The project has been reviewed by the appropriate agencies and appropriate conditions of approval have been incorporated to ensure the project will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the project vicinity.

BE IT FURTHER RESOLVED, that the Planning Commission of the City of San Rafael approves the Use Permit, Environmental and Design Review Permit, and Tentative Subdivision Map subject to the following conditions:

**USE PERMIT  
CONDITIONS OF APPROVAL (HOTEL - UP19-016)**

1. This Use Permit approves a 54-foot tall, 185-room hotel project with associated parking, access and landscape improvements at 1075 Francisco Blvd E and within the General Commercial (GC) Zoning District. Plans submitted for building permit shall be in substantial conformance to the plans approved May 12, 2020 with regard to building techniques, materials, elevations, and overall project appearance except as modified by these conditions of approval.
2. This Use Permit shall run with the land. This Use Permit shall become null and void if not vested within two (2) years from the date of approval, or no later than May 12, 2022 unless a time extension is granted before such time. Vesting shall include issuance of necessary building permits or commencement of business operations.
3. Building Permit plans shall demonstrate compliance with conditions required by Building Official Memorandum, dated May 17, 2019.
4. Building Permit plans shall demonstrate compliance with conditions required by Fire Department Memorandum, dated May 16, 2019.
5. Building Permit plans shall demonstrate compliance with standard conditions required by Department of Public Works Memorandum, dated June 3, 2019.
6. Plans submitted for building permit shall demonstrate building construction that incorporates recommendations to reduce interior noise levels included in the noise study prepared by Coffman Engineers on September 5, 2019.
7. Prior to issuance of Building Permit, the applicant shall submit an Estimated construction schedule. The schedule shall be updated regularly to reflect expected changes. This Schedule shall be provided to businesses within 300 feet of the project site and nearby businesses shall be informed of any expected changes.
8. Where feasible, project activities including site preparation, grading, and building construction should occur between September 1 and January 31 to avoid the bird nesting season. Project activities occurring between February 1 and August 31 shall require a nesting bird survey conducted by a qualified wildlife biologist no more than 14 days prior to the start of major construction activities.
9. Upon submittal of the building permit the applicant shall provide a final version of the Transportation Demand Management (TDM) Program. All measures identified in the draft TDM Program prepared by

W-Trans shall be included in the final version and shall be implemented upon commencement of operation of the project.

10. Building permit plans shall include rooftop solar panels. Roof top solar panels shall be installed Prior to Final Inspection.
11. Prior to Issuance of Building Permits, the applicant shall pay all outstanding Planning Division application processing fees.
12. Prior to Issuance of Building Permits, the applicant shall pay all development impact fees required for this project, including those fees mentioned herein and other fees required by ordinance (ie affordable housing in-lieu fee, etc.).
13. Prior to Issuance of Building Permits, the applicant shall submit plans that show the required 10 long-term spaces in addition to the existing proposed 10 short-term spaces.
14. Minor modifications or revisions to the project shall be subject to review and approval of the Community Development Department, Planning Division. Modifications deemed greater than minor by the Community Development Director shall require review and approval by the Planning Commission.
15. The project shall comply with the City construction operation limits as follows:
  - a. Construction hours shall be limited to
    - i. Weekdays between 7:00am and 6:00pm
    - ii. Saturdays between 9:00am and 6:00pm
    - iii. Sundays and holidays NO construction permitted.
  - b. Prohibit all unnecessary idling of internal combustion engines.
  - c. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment. Air compressors and pneumatic equipment should be equipped with mufflers, and impact tools should be equipped with shrouds or shields.
  - d. Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.
  - e. Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.
  - f. Notify all adjacent noise sensitive land uses of the construction schedule in writing.
  - g. Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.
16. Due to the extent and scope of the project, third party inspection may be required on behalf of the City and funded by the developer on a deposit basis.

**ENVIRONMENTAL AND DESIGN REVIEW  
CONDITIONS OF APPROVAL (HOTEL - ED19-038)**

1. This Environmental and Design Review Permit approves a 61-foot 8-inch tall, 185-room hotel project with associated parking, access and landscape improvements at 1075 Francisco Blvd E and within the General Commercial (GC) Zoning District. Plans submitted for building permit shall be in substantial conformance to the plans approved May 12, 2020 with regard to building techniques, materials, elevations, and overall project appearance except as modified by these conditions of approval.
2. This Design Review Permit (ED19-038) shall be valid for three years from approval or until May 12, 2023, and shall be null and void if a building permit is not issued or a time extension granted prior to the expiration date.
3. The project is subject to a 90-post installation lighting inspection to evaluate the need for adjustment and assure compliance with SRMC Section 14.16.227.
4. Prior to issuance of a building permit, the applicant demonstrate compliance with Marin Municipal Water District water conservation measures.
5. Prior to Installation of signs for this project, the applicant shall apply for sign review of the proposed signage.
6. The Environmental and Design Review permit is subject to all applicable conditions of approval outlined in DPW memo, date June 3, 2019, Building Division memo dated
7. Prior to Issuance of Building Permit, the applicant shall submit the stormwater control plan, which includes a written document, in addition to the erosion control plan shown on the plan set. A stormwater facility maintenance agreement shall be required. More specific information is available from MCSTOPPP, hosted on the Marin County Website. See tools and guidance, and post construction requirements at the following address:  
  
<http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/new-and-redevelopment-projects>
8. A grading permit shall be required from the Department of Public Works, located at 111 Morphew St.
9. Prior to Issuance of a Building Permit the applicant shall provide improvement plans for proposed frontage improvements.
10. Prior to commencing work within the right-of-way, the applicant shall obtain an encroachment from the Department of Public Works located at 111 Morphew St.
11. Prior to Issuance of Building Permit, the applicant shall provide a finalized traffic study.
12. In the event that any archaeological features, such as concentrations of artifacts or culturally modified soil deposits including trash pits older than fifty years of age, are discovered at any time during grading, scraping, or excavation within the property, all work shall be halted in the vicinity of the find, the Planning Division shall be notified, and a qualified archaeologist shall be contacted immediately to make an evaluation. If warranted by the concentration of artifacts or soils deposits, an archaeologist shall monitor further work in the discovery area.
13. If human remains are encountered during grading and construction, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be

notified immediately so that an evaluation can be performed. The Coroner shall contact the Native American Heritage Commission, if the remains are deemed to be Native American and prehistoric, so the "most likely descendant" can be designated.

**TENTATIVE SUBDIVISION MAP  
CONDITIONS OF APPROVAL (TS19-003)**

1. This Tentative Subdivision Map approves the consolidation/reconfiguration of APNs 009-191-02, 009-191-03, 009-191-04, 009-191-09, 009-191-10 as shown on plans approved May 12, 2020.
2. Prior to issuance of a building permit, the applicant shall submit an application for a Final Subdivision Map, which shall be in substantial conformance to the Tentative Map.
3. The Tentative map is subject to all applicable conditions of approval outlined in DPW memo, date June 3, 2019 and fire safety access improvements described in Fire Department memo dated May 16, 2019.
4. Prior to issuance of a building permit for the hotel project, the applicant shall provide plans that show the following intersection and frontage improvements:
  - a. Frontage improvements shall include sidewalk, curb and gutter, an accessible crosswalk for Castro Ave, repaving of ½ the width of adjacent roadways and where necessary, street lighting, conduit for City facilities, drainage facilities. This shall be reviewed at the time of permit issuance.
  - b. Intersection improvements for Castro at Francisco shall be provided, to square the intersection which will reduce the crosswalk distance, improve the alignment for visibility and bedesigned for the current one-way traffic flow.
  - c. Francisco Blvd East is a one-way street. Vehicles exiting the southeast driveway when looking for parking will not be able to re-enter the site easily. We recommend that this be addressed with internal site circulation. Otherwise, striping/signage and/or a turnaround shall be provided.
5. This Tentative Subdivision Map (TS19-003) shall be valid for three years from approval or until May 12, 2023, and shall become null and void if a Final Subdivision Map or a time extension granted prior to the expiration date.

**USE PERMIT  
CONDITIONS OF APPROVAL (VEHICLE STORAGE - UP19-046)**

1. This Use Permit approves a vehicle storage lot and associated access and landscape improvements at 1075 Francisco Blvd E and within the General Commercial (GC) Zoning District. Plans submitted for building permit shall be in substantial conformance to the plans approved May 12, 2020 with regard to building techniques, materials, elevations, and overall project appearance except as modified by these conditions of approval.
2. This Use Permit (UP19-046) shall run with the land. This Use Permit shall become null and void if not vested within two (2) years from the date of approval, or no later than May 12, 2022 unless a time extension is granted before such time. Vesting shall include issuance of necessary building permits or commencement of business operations.
3. The Use Permit is subject to all applicable conditions of approval outlined in DPW memo, date June 3, 2019, Building Division memo dated May 17, 2019 and Fire Department memo dated May 16, 2019.



4. Establishment of the vehicle storage lot shall be contingent upon the concurrent development of the 185-room hotel project (UP19-016; ED19-038; TS19-003).
5. Upon commencement of the vehicle storage lot, temporary use permit (UP19-045) shall become null and void.
6. All landscaping shall be installed and maintain in good growing condition.

**ENVIRONMENTAL AND DESIGN REVIEW  
CONDITIONS OF APPROVAL (VEHICLE STORAGE - ED19-098)**

1. This Environmental and Design Review Permit approves a vehicle storage lot and associated landscape improvements at 1075 Francisco Blvd E and within the General Commercial (GC) Zoning District. Plans submitted for building permit shall be in substantial conformance to the plans approved May 12, 2020 with regard to building techniques, materials, elevations, and overall project appearance except as modified by these conditions of approval.
2. This Design Review Permit (ED19-098) shall be valid for two years from approval or until May 12, 2022, and shall be null and void if a building permit is not issued or a time extension granted prior to the expiration date.
3. The Design Review is subject to all applicable conditions of approval outlined in DPW memo, date June 3, 2019, Building Division memo dated May 17, 2019 and Fire Department memo dated May 16, 2019.
4. Plans submitted for building permit for the 185-room hotel project (UP19-016; ED19-038; TS19-003) shall include a full landscape plan which includes landscaping for the vehicle storage lot.

The foregoing Resolution was adopted at the regular City of San Rafael Planning Commission meeting held on the 12<sup>th</sup> day of May, 2020. The Planning Commission's Action is final unless it is appealed to the City Council within five (5) working days pursuant to San Rafael Municipal Code Section 14.28.030 - *Filing and time limit of appeals*.

Moved by Davidson and seconded by Schaeffer The vote is as follows:

AYES: Davidson, Loughran, Lubamersky, Schaeffer, Samudzi, Mercado  
NOES: None  
ABSENT: None

SAN RAFAEL PLANNING COMMISSION

ATTEST:   
Paul A. Jensen, Secretary

BY:   
Aldo Mercado, Chair

ATTACHMENT:

OWNER'S STATEMENT

I/We, the undersigned, hereby state that I/we am/are the owner(s) of or have some right, title or interest in and to the real property shown on this map entitled "Parcel Map TS19-003"; that I/we am/are the only person(s) whose consent is necessary to pass clear title to said real property; that the "Access & Utility Easement" is hereby reserved for the non-exclusive benefit of Parcel 1; that the "15' Access Easement for Maintenance of Drainage facilities only" is hereby dedicated as an easement for public purposes; and that we hereby consent to the preparation and recording of said map.

Owners:  
MARIN HOSPITALITY, INC., a California corporation

by \_\_\_\_\_  
Title; \_\_\_\_\_

NOTARY'S STATEMENT:

STATE OF CALIFORNIA  
COUNTY OF MARIN

On \_\_\_\_\_, before me, \_\_\_\_\_  
a Notary Public, personally appeared \_\_\_\_\_

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Notary Public Signature \_\_\_\_\_

my Commission No. \_\_\_\_\_ my Commission Expires \_\_\_\_\_

RECORD TITLE INTEREST

Signatures of the owners of the following easements have been Omitted under the provisions of Section 66436 of the Subdivision Map Act. Their interest is such that it cannot ripen in to a fee Title and such signatures are not required by the governing body.

Owner of Interest	DN/OR	Type of Easement
State of California	Book 1101 OR Page 391 Book 10 of Surveys Page 52	Slope & Drainage purposes
City of San Rafael	Book 1913 OR Page 340	Sanitary Sewer
Public Utility	Book 5 of Surveys Page 48 Book 13 of Maps Page 3 (affects Parcel 4 of said Maps)	Anchor Easement
Public Utility	Book 5 of Surveys Page 48 Book 13 of Maps Page 3 (affects Parcel 3 of said Maps)	Public Utility Easement

Old Republic Title Company

TAX COLLECTOR'S STATEMENT

According to the records in the office of the undersigned, there are no liens against this subdivision, or any part thereof, for unpaid State, County, Municipal or local taxes or special assessments collected as taxes, except taxes or special assessments collected as taxes not yet payable. My estimate of taxes and special assessments collected as taxes and not yet payable is \$ \_\_\_\_\_. The land in said subdivision is not subject to a special assessment or bond which may be paid in full.

Security required pursuant to Government Code Sections 66493(a) and 66493(c) are hereby approved and accepted.

Dated: \_\_\_\_\_  
Tax Collector  
County of Marin,  
State of California

COUNTY CLERK'S STATEMENT

I certify that all bonds, money or negotiable bonds required under the provisions of the Subdivision Map Act to secure payment for taxes and assessments have been filed with and approved by the County of Marin, namely bond(s) under Government Code Sections 66493(a) and 66493(c) in the sum of \$ \_\_\_\_\_ and \$ \_\_\_\_\_ respectively.

Dated: \_\_\_\_\_

Signed \_\_\_\_\_  
Clerk of the Board of Supervisors  
County of Marin, State of California

CITY CLERK'S STATEMENT

The City Council of the City of San Rafael, County of Marin, State of California, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, examined this Parcel Map, and the City Council by Resolution No. \_\_\_\_\_, duly passed at the meeting aforesaid, approved this Parcel Map, and the abandonment of the 12.5' and 5' P.U.E. located on "Parcel 1" as shown on the "Map of Bellam Subdivision No. 1" filed March 5, 1965 in Volume 3 of Maps at Page 3, Marin County Records, and as stated in the "Note" hereon, and rejected all offers of dedication to the public.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Lindsay Lara  
City Clerk of the City of San Rafael,  
County of Marin, State of California

CITY PLANNING COMMISSION STATEMENT

The Tentative Subdivision Map (TS19-003) was Approved with conditions by the Planning Commission of the City of San Rafael, County of Marin, State of California by Resolution No. 20-14 on May 12, 2020.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Secretary of the Planning Commission  
of the City of San Rafael,  
County of Marin, State of California

NOTE:

In accordance with Section 66499.20.2 of the California Subdivision Map Act Parcels 1, 2, 3 & 4 shown and delineated on the "Map of Bellam Subdivision No. 1" filed March 5, 1965 in Book 13 of Maps at Page 3, Marin County Records, and that portion of Parcel A shown and delineated on the "Reversion To Acreage" map filed June 13, 1963 in Book 11 of Maps at Page 90, Marin County Records, all as shown on "Record of Survey Map" filed June 15, 1966 in Book 5 of Surveys at Page 48, Marin County Records, are merged and re-subdivided by the recording of this Parcel Map; and pursuant to Section 66445(j) the 12.5 foot wide and the 5 foot wide Public Utility Easements shown on the above mentioned Parcel 1 are hereby abandoned, and are not shown on this Parcel Map.

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act and local ordinance at the request of Amish Patel in September 2020. I hereby state that this Parcel Map substantially conforms to the conditionally approved Tentative Map, if any, and that all monuments are of the character and occupy the positions indicated, and are sufficient to enable the survey to be retraced.

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_  
Paul M. Brown, PLS 5087



CITY ENGINEER'S STATEMENT

I, the undersigned, City Engineer of the City of San Rafael, County of Marin, State of California hereby state that I have examined this Parcel Map, that the land division as shown hereon is substantially the same as it appeared on the Tentative Map and any approved alterations thereof, and that all provisions of the Subdivision Map Act as amended and of any local ordinances applicable at the time of approval of the Tentative Map have been complied with.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Hunter T. Young, RCE 76228  
City Engineer, City of San Rafael



ACTING CITY SURVEYOR'S STATEMENT

I, the undersigned, Acting City Surveyor of the City of San Rafael, County of Marin, State of California, hereby state that I have examined this Parcel Map and that I am satisfied that this map is technically correct.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Jason Kirchmann, PLS 8806  
Acting City Surveyor, City of San Rafael



RECORDER'S STATEMENT:

Filed this \_\_\_\_\_ day of \_\_\_\_\_, 2021 at \_\_\_\_\_, \_\_\_\_\_ M. in  
Book \_\_\_\_\_ of Maps at Page(s) \_\_\_\_\_, at the request of the City of  
San Rafael.

\_\_\_\_\_  
Shelly Scott  
County Recorder  
Fee Paid \_\_\_\_\_  
Serial No. \_\_\_\_\_ Deputy

See Agency Required Information Sheet 4  
Parcel Map

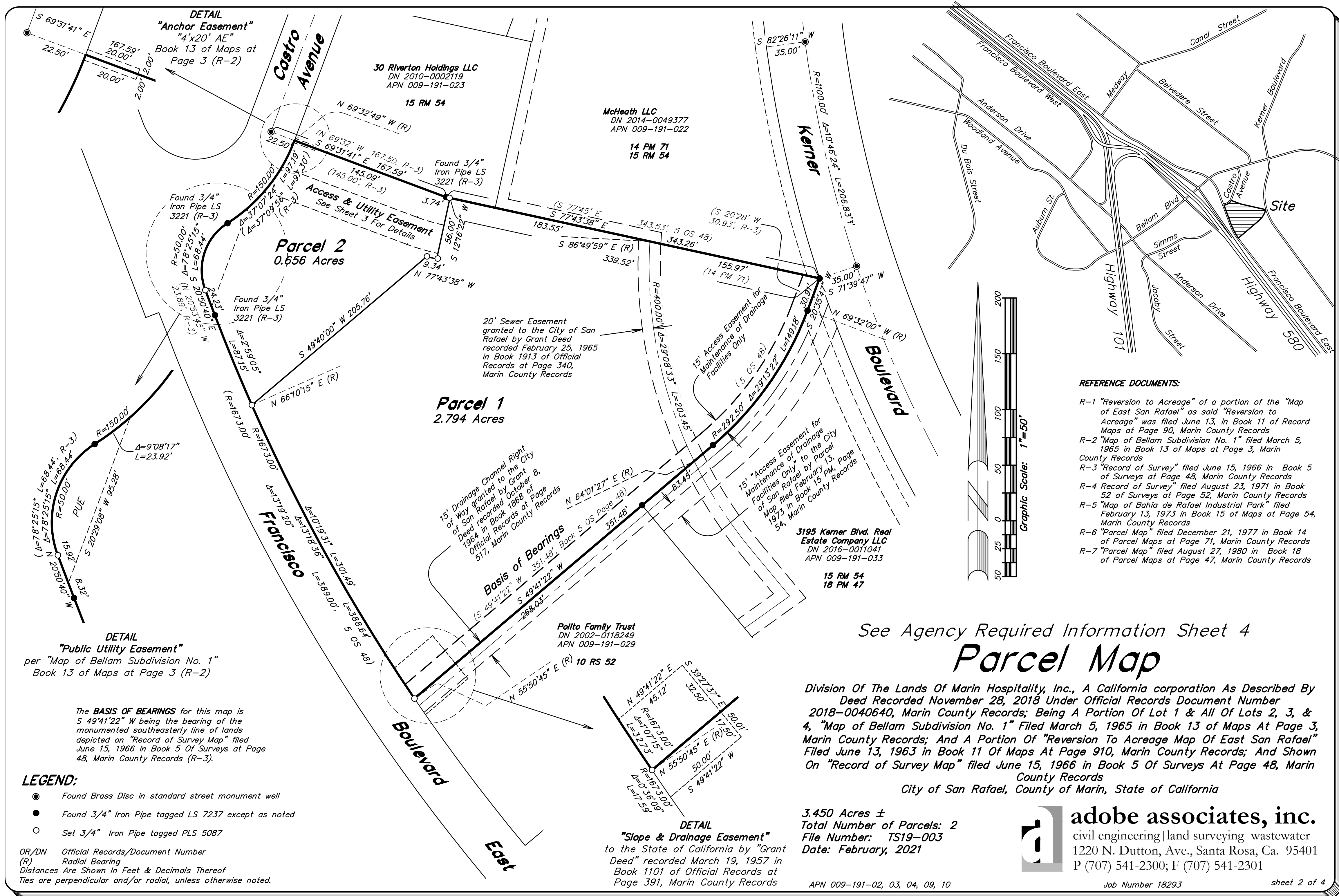
Division Of The Lands Of Marin Hospitality, Inc., A California corporation As Described By Deed Recorded November 28, 2018 Under Official Records Document Number 2018-0040640, Marin County Records; Being A Portion Of Lot 1 & All Of Lots 2, 3, & 4, "Map of Bellam Subdivision No. 1" Filed March 5, 1965 in Book 13 of Maps At Page 3, Marin County Records; And A Portion Of "Reversion To Acreage Map Of East San Rafael" Filed June 13, 1963 in Book 11 Of Maps At Page 910, Marin County Records; And Shown On "Record of Survey Map" filed June 15, 1966 in Book 5 Of Surveys At Page 48, Marin County Records

City of San Rafael, County of Marin, State of California

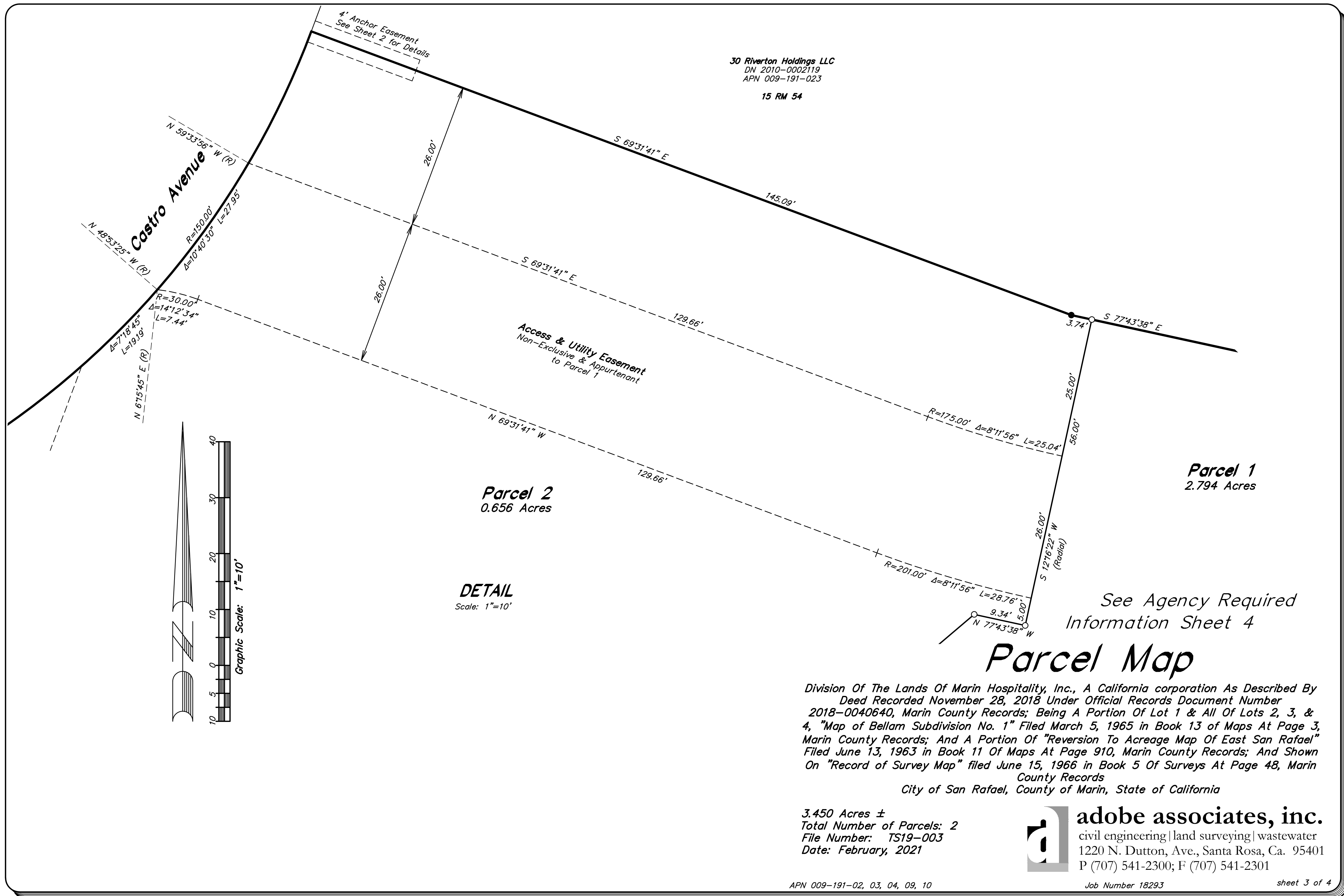
3.450 Acres ±  
Total Number of Parcels: 2  
File Number TS19-003  
Date: February, 2021



adobe associates, inc.  
civil engineering | land surveying | wastewater  
1220 N. Dutton, Ave., Santa Rosa, Ca. 95401  
P (707) 541-2300; F (707) 541-2301







Local Agency Required Information

(In conformance with Section 66434.2 of the California Subdivision Map Act and Section 15.01.060 of the Municipal Code of the City of San Rafael, California)

All "Agency Required Information" is for informational purposes describing conditions as of the date of filing of this map, and is not intended to affect record title interest. Such information is derived from public records and reports, and inclusion hereon does not imply the correctness or sufficiency of those records. All such information is subject to change, alteration or variance in accordance with State, County and/or local ordinances and local agency regulations and procedures.

- 1) "Parcel 1" and "Parcel 2" as shown and delineated on this "Parcel Map", jointly or individually, are subject to that certain City of San Rafael Planning Commission conditional approval of the "Tentative Parcel Map", City of San Rafael File No. TS19-003, and related applications, Resolution No. 20-14 on May 20, 2020.
- 2) A Geotechnical report was prepared for this project by Miller Pacific Engineering Group dated September 22, 2020 (draft), Job Number 3020.001.
- 3) In the event that any archaeological features, such as concentrations of artifacts or culturally modified soil deposits including trash pits older than fifty years of age, are discovered at any time during grading, scraping, or excavation within the property, all work shall be halted in the vicinity of the find and the Planning Division shall be notified, and a qualified archaeologist shall be contacted immediately to make an evaluation. If warranted by the concentration of artifacts or soil deposits, an archaeologist shall monitor further work in the discovery area.
- 4) If human remains are encountered during grading and construction, all work shall stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist shall be notified immediately so that an evaluation can be performed. The Coroner shall contact the Native American Heritage Commission, if the remains are deemed to be Native American and prehistoric, so the "most likely descendant" can be designated.
- 5) Prior to issuance of a building permit for the hotel project, the applicant shall provide plans that show the following intersection and frontage improvements:

a) Frontage improvements shall include sidewalk, curb and gutter, an accessible crosswalk for Castro Ave., repaving of 1/2 the width of adjacent roadways and where necessary, street lighting conduit for City facilities and drainage facilities. This shall be reviewed at the time of permit issuance.


b) Intersection improvements for Castro at Francisco shall be provided, to square the intersection which will reduce the crosswalk distance, improve the alignment for visibility and be designed for the current one-way traffic flow.

c) Francisco Boulevard East is a one-way street. Vehicles exiting the southeast driveway when looking for parking will not be able to re-enter the site easily. We recommend that this be addressed with internal site circulation. Otherwise, striping/signage and/or a turnaround shall be provided.
- 5) Prior to occupancy, an elevation certificate shall be provided.

Agency Required Information Sheet  
Parcel Map

Division Of The Lands Of Marin Hospitality, Inc., A California corporation As Described By Deed Recorded November 28, 2018 Under Official Records Document Number 2018-0040640, Marin County Records; Being A Portion Of Lot 1 & All Of Lots 2, 3, & 4, "Map of Bellam Subdivision No. 1" Filed March 5, 1965 in Book 13 of Maps At Page 3, Marin County Records; And A Portion Of "Reversion To Acreage Map Of East San Rafael" Filed June 13, 1963 in Book 11 Of Maps At Page 910, Marin County Records; And Shown On "Record of Survey Map" filed June 15, 1966 in Book 5 Of Surveys AT Page 48, Marin County Records  
City of San Rafael, County of Marin, State of California

3.45 Acres ±  
Total Number of Parcels: 2  
File Number: TS19-003  
Date: February, 2021

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