



**MINUTES**

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

**Virtual Meeting**

**Watch on Webinar: <https://tinyurl.com/pc-2021-03-23>  
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  
Commissioner Mercado  
Vice Chair Previtali  
Commissioner Saude

Absent: None

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

## **CALL TO ORDER**

Chair Samudzi called the meeting to order at 7:03 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 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 Davidson moved and Commissioner Mercado seconded to approve the Consent Calendar.

### **1. Approval of the Planning Commission Meeting Minutes of March 9, 2021**

*Approved as submitted*

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

NOES: Commissioners: None

ABSENT: Commissioners: None

ABSTAIN: Commissioners: Lubamersky

Motion carried 5-0-1

## **OTHER AGENDA ITEMS**

### **2. Purposed Amendments to the San Rafael Municipal Code to Comply with State Accessory Dwelling Unit Requirements**

Resolution Recommending to the City Council Adoption of an Ordinance of the City of San Rafael Amending Title 1 (General Provisions), Title 4 (Fire), Title 12 (Building Regulations), Title 14 (Zoning Ordinance) Related to Regulations for Accessory Dwelling Units (ZO21-001)

Project Planners: Ali Giudice and Michele Ginn

Alicia Giudice, Planning Manager and Michele Ginn, Permit Services Coordinator presented the Staff Report.

Staff responded to questions from the Commissioners.

Chair Samudzi invited public comment.

**Speakers:** Bill Carney, Sustainable San Rafael, Shirley Fischer, Responsible Growth Marin and Terra Linda Homeowners' Association (spoke for herself and for Susan Collins and Pamela Reeves), Linda Jackson, Aging Action Initiative

Staff responded to public comment.

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

Commissioner Lubamersky moved and Commissioner Saude seconded to adopt the resolution, with the revision under Item 2 regarding the roadways where Accessory Dwelling Units are prohibited, that any changes to the streets list will be subject to review by the City Council or Planning Commission, as determined by the City Council.

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

NOES: Commissioners: None

ABSENT: Commissioners: None

ABSTAIN: Commissioners: None

Motion carried 6-0

*Resolution 21-01 – Resolution of the City of San Rafael Planning Commission Recommending to the City Council Adoption of an Ordinance of the City of San Rafael Amending Title 1 (General Provisions), Title 4 (Fire) Title 12 (Building Regulations), Title 14 (Zoning Ordinance) Related to Regulations for Accessory Dwelling Units (ZO21-001)*

#### **DIRECTOR'S REPORT**

Planning Manager Alicia Giudice reported:

- Northgate Mall application is in and will be up by the end of the week

#### **COMMISSION COMMUNICATION**

None

#### **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