



SAN RAFAEL

THE CITY WITH A MISSION

**INTER-DEPARTMENTAL
MEMORANDUM**

Community Development Department - Planning Division

DATE: June 8, 2021

TO: Chair Paul and Design Review Board Members

FROM: Krystle Rizzi, Consulting Planner

SUBJECT: **[CDR21-001]** Additional Public Comments; Conceptual Design Review 16 De Luca Place Project (APN: 013-081-04)

Planning staff has received a public comment on the Conceptual Design Review Project at 16 De Luca Place after the distribution of staff's report to the Design Review Board (Board). Please find attached written comments from the Applicant, Stewart Summers who provides a comment regarding landscaping at the site.

DeLuca Photo and Landscape Comment

Stewart Summers - Architect <stewart@sksarch.com>

Tue 6/8/2021 4:45 PM

To: Steve Stafford <Steve.Stafford@cityofsanrafael.org>; Krystle Rizzi <Krystle.Rizzi@cityofsanrafael.org>; Steve Murch <stevemurch@sksarch.com>

Hi Krystle and Steve. Please Provide the attached photo and email to the DRB as a comment from our office regarding landscaping at 16 De Luca Place. Please have this email and photo available for discussion.

- Zoning is Industrial
- Required Landscaping is 10%
- Project proposes 4.2%

We would like the board and staff to consider the reduction in required landscaping. Please see bullet points below

- You can see from the aerial photo that very little if any landscaping exists on any of the neighboring buildings in the Industrial Zoning.
- This lack of landscaping also exists in other industrial zoned areas of San Rafael in the canal area etc..
- This site is for the fabrication and manufacture of HVAC equipment, thus we must question the appropriateness of the landscape requirement.
- While the project does not meet the 10% number, it does increase the amount of landscaping on site.
- We are introducing a vertical landscape element with a "green" wall as a component of the project.

It might be prudent for the City of San Rafael to revisit this requirement in industrial zones. From a practical standpoint, these zones are generally hostile to landscaping due to the nature of the properties. Landscaping isn't always viable and may not survive in these areas of heavy use.

We also should consider the situation we're all facing with water. This won't be the last drought we have to live with. Due to environmental changes, we should be seeking ways to save water vs. forcing landscaping where it is not appropriate.

We hope the board will consider the requested reduction in Landscaping as a reasonable.

Stewart Summers

6/8/2021

Mail - Krystle Rizzi - Outlook



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