



**San Rafael Planning Commission
Regular Meeting
Tuesday, June 29, 2021, 7:00 P.M.**

Virtual Meeting

**Watch on Webinar: <https://tinyurl.com/PC-2021-06-29>
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 held virtually using Zoom and is being streamed to YouTube at www.youtube.com/cityofsanrafael.

How to participate in the meeting:

- Submit public comments in writing before 4:00 p.m. the day of the meeting to Alicia.giudice@cityofsanrafael.org.
- Join the Zoom webinar and use the 'raise hand' feature to provide verbal public comment.
- Dial-in to Zoom's telephone number using the meeting ID and provide verbal public comment.

Any member of the public who needs accommodations should contact the City Clerk (email city.clerk@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.

Members of the public may speak on Agenda items.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

RECORDING OF MEMBERS PRESENT AND ABSENT

APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS

PUBLIC NOTIFICATION OF MEETING PROCEDURES

URGENT COMMUNICATION

Anyone with an urgent communication on a topic not on the agenda may address the Commission at this time. Please notify the Community Development Director in advance.

CONSENT CALENDAR

1. **Approval of the Planning Commission Meeting Minutes of June 15, 2021**

Recommended Action – Approve as submitted

PUBLIC HEARING

2. **General Plan 2040, Downtown Precise Plan/Form-based Code & Municipal Code Amendments**

Project Planners: Barry Miller

a) Resolution Recommending the City Council Adoption of California Environmental Quality Act Findings, a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the San Rafael General Plan 2040 and Downtown San Rafael Precise Plan

Recommended Action – Adopt Resolution

b) Resolution Recommending the City Council Adopt San Rafael General Plan 2040

Recommended Action – Adopt Resolution

c) Resolution Recommending the City Council Adopt the Downtown San Rafael Precise Plan

Recommended Action – Adopt Resolution

d) Resolution Recommending Adoption of (1) An Ordinance Adopting the Downtown San Rafael Precise Plan –Form-Based Code; and (2) An Ordinance Adopting Map and Text Amendments to Title 14-Zoning, Repealing Certain Districts and Replacing Them with the Downtown Mixed-Use District and Amending Text Related to the Form Based Code, and Other Minor Text Amendments

Recommended Action – Adopt Resolution

DIRECTOR'S REPORT

COMMISSION COMMUNICATION

ADJOURNMENT

Any records relating to an agenda item, received by a majority or more of the Commission less than 72 hours before the meeting, shall be available for inspection online. Sign Language interpreters may be requested by calling (415) 485-3066 (voice), emailing Lindsay.lara@cityofsanrafael.org or using the California Telecommunications Relay Service by dialing "711", at least 72 hours in advance of the meeting. Copies of documents are available in accessible formats upon request.

The Planning Commission will take up no new business after 11:00 p.m. at regularly scheduled meetings. This shall be interpreted to mean that no agenda item or other business will be discussed or acted upon after the agenda item under consideration at 11:00 p.m. The Commission may suspend this rule to discuss and/or act upon any additional agenda item(s)

deemed appropriate by a unanimous vote of the members present. Appeal rights: any person may file an appeal of the Planning Commission's action on agenda items within five business days (normally 5:00 p.m. on the following Tuesday) and within 10 calendar days of an action on a subdivision. An appeal letter shall be filed with the City Clerk, along with an appeal fee of \$350 (for non-applicants) or a \$4,476 deposit (for applicants) made payable to the City of San Rafael, and shall set forth the basis for appeal. There is a \$50.00 additional charge for request for continuation of an appeal by appellant.