



**San Rafael Planning Commission
Regular Meeting Minutes
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.

Present: Vice Chair Previtali
Commissioner Davidson
Commissioner Haveman
Commissioner Mercado

Absent: Chair Samudzi
Commissioner Lubamersky
Commissioner Saude

Also Present: Alicia Giudice, Community Development Director
Barry Miller, Project Planner

CALL TO ORDER

Vice Chair Previtali called the meeting to order at 7:05 p.m. He then invited Community Development Director Alicia Giudice to call the roll. All commissioners were present, except Commissioner Lubamersky, Commissioner Saude & Chair Samudzi.

APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS

None

PUBLIC NOTIFICATION OF MEETING PROCEDURES

Vice Chair Previtali invited Community Development Director 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. She explained the process for community participation on the telephone and Zoom.

Vice Chair Previtali reviewed the procedures for the meeting.

URGENT COMMUNICATION

None

CONSENT CALENDAR

Commissioner Mercado moved and Commissioner Haveman seconded to approve the Consent Calendar.

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

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

Motion carried 3-0

After the vote, the Planning Commission realized there was no offering of public comment.

Vice Chair Previtali invited public comment; however, there was none.

Commissioner Mercado moved and Commissioner Haveman seconded to approve the Consent Calendar.

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

Motion carried 3-0

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
- b) Resolution Recommending the City Council Adopt San Rafael General Plan 2040
- c) Resolution Recommending the City Council Adopt the Downtown San Rafael Precise Plan
- 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

Community Development Director Alicia Giudice introduced Barry Miller, Project Planner who presented the Staff Report.

Staff responded to questions from the Commissioners.

Vice Chair Previtali invited public comment.

Speakers: Linzy Klumpp, San Rafael Heritage, Riley Hurd, Bill Carney, Sustainable San Rafael, Victoria DeWitt, Lesley Simons, Belle Cole, Organizing for Action, Annika Osborn, Cool the Earth/Drive Clean Bay Area

Staff responded to questions from the Commissioners.

Commissioners provided comments.

Commissioner Davidson moved and Commissioner Mercado seconded to adopt the Resolution.

AYES: Commissioners: Davidson, Haveman, Mercado & Vice Chair Previtali

NOES: Commissioners: None

ABSENT: Commissioners: Lubamersky, Saude & Chair Samudzi

ABSTAIN: Commissioners: None

Motion carried 4-0

Resolution 21-03 - 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

Commissioner Mercado moved and Commissioner Davidson seconded to adopt the Resolution.

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

Motion carried 4-0

Resolution 21-04 - Resolution Recommending the City Council Adopt San Rafael General Plan 2040

Commissioner Davidson moved and Commissioner Mercado seconded to adopt the Resolution.

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

Motion carried 4-0

Resolution 21-05 - Resolution Recommending the City Council Adopt the Downtown San Rafael Precise Plan

Commissioner Davidson moved and Commissioner Mercado seconded to adopt the Resolution, with the recommendation that staff discuss the possibility of changing the zoning, having dual zones for height requirements on the parcel on the East side of C Street between Mission and Fifth as discussed.

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

Motion carried 4-0

Resolution 21-06 - 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

DIRECTOR'S REPORT

- Farewell to Commissioner Davidson
- Eviction Moratorium update

COMMISSION COMMUNICATION

- Commissioner Mercado asked about the next Planning Commission meeting and recognized Vice Chair Previtali in leading the meeting tonight.

- Commissioner Davidson recognized Barry Miller, and the consultant team on the hard work on the General Plan.
- Vice Chair Previtali called attention to an article in SFGate referencing Othering and Belonging Institute and data that shows segregation is increasing.
- Commissioner Mercado thanked Vice Chair Previtali for bringing up the Othering and Belonging Institute and noted that that will be an important tool as the Housing Element begins. He also noted the importance of having a Latina on the Planning Commission.

ADJOURNMENT

Vice Chair Previtali adjourned the meeting at 8:42 p.m.

LINDSAY LARA, City Clerk

APPROVED THIS ____ DAY OF _____, 2021

JON PREVITALI, Vice Chair

DRAFT