

September 28, 2021

San Rafael Planning Commission
City of San Rafael Community Development Dept.
1400 Fifth Ave
San Rafael, CA
via email: Leslie.Mendez@cityofsanrafael.org, Lindsay.Lara@cityofsanrafael.org

**RE: Supplemental Comments for
Revised Plans for 52-54 Fremont Rd. dated 11/20/20,
File No. ED18-066/LLA18-005/ED20-044/EX19-010
Parcel Nos. 012-043-11 and 012-043-12**

Dear Planning Commissioners:

I am providing these *supplemental* comments for the project plans dated November 20, 2020, posted on the project website, under Major Planning Projects for the Planning Department, scheduled for your review on September 28, 2021.

Please review the definition of Substantial Remodel, defined in chapter 4 of the San Rafael Municipal Code and described in the following flyer, accessed by clicking on this link:

<https://storage.googleapis.com/proudcity/sanrafaelca/uploads/2018/02/Definition-Substantial-Remodel.pdf>

Applicant provides DEMOLITION NOTES on sheet G-001 of the plans that describes removing wall finishes, floor finishes and ceiling finishes down to the framing, etc, but does not provide calculations necessary to validate the proposed remodel is not substantial, according to the SRMC, and not subject to additional code requirements, such as fire sprinkler systems and parking.

On Sheets 2AD-200, 201, 202, and 203, plans say: See “demolition plan key notes” below.” However, there are no such key notes on the plans that I can locate.

This project must provide calculations to support their assertion that 54 Fremont is not a substantial remodel and this calculation should be verified by Planning and made available to the hearing bodies and the public BEFORE project approval. It is not the function of the Building Department to later make a determination whether this project exceeds the 50% threshold for a substantial remodel and subsequently require additional code required sprinkler systems and additional parking requirements of 2 covered and 2 guest parking spaces for new construction.

Thank you for your consideration of these comments.

Sincerely,

Victoria DeWitt
Fremont Road resident