

MINUTES



**San Rafael Design Review Board
Regular Meeting
Tuesday, August 3, 2021, 7:00 P.M.**

Virtual Meeting

Watch on Webinar: <https://tinyurl.com/drb-2021-08-03>

Telephone: (669) 900-9128

ID: 835 3174 3214

Present: Chair Paul
Member Kent
Member Kovalsky
Vice Chair Rege
Member Summers

Absent: Member Blayney

Also Present: Leslie Mendez, Planning Manager
Steve Stafford, Senior Planner
Renee Nickenig, Assistant Planner

CALL TO ORDER

The meeting was called to order at 7:01 p.m. All board members were present, except for Member Blayney.

STAFF COMMUNICATION

- Introduction of new Planning Manager Leslie Mendez
- General Plan 2040 and Downtown Precise Plan Updates
- Planning Division hiring update
- Scheduled meetings update

BOARD COMMUNICATION

None

PUBLIC NOTIFICATION OF MEETING PROCEDURES

Chair Paul invited Planning Manager Leslie Mendez who informed the community that 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.

Chair Paul reviewed the procedures for the meeting.

CONSENT CALENDAR

1. **Approval of the Design Review Board Meeting Minutes of February 17, 2021, May 4, 2021 and June 8, 2021**

Member Kent moved and Member Summers seconded to approve the meeting minutes of February 17, 2021 as submitted.

AYES: Members: Kent, Rege, Summers & Chair Paul
NOES: Members: None
ABSENT: Members: Blayney
ABSTAIN: Members: Kovalsky

Motion carried 4-0

Member Kent moved and Member Summers seconded to approve the meeting minutes of May 4, 2021 as submitted.

AYES: Members: Kent, Rege, Summers & Chair Paul
NOES: Members: None
ABSENT: Members: Blayney
ABSTAIN: Members: Kovalsky

Motion carried 4-0

Member Rege moved and Member Summers seconded to approve the meeting minutes of June 8, 2021 as submitted.

AYES: Members: Rege, Summers & Chair Paul
NOES: Members: None
ABSENT: Members: Blayney
ABSTAIN: Members: Kent, Kovalsky

Motion carried 3-0

DISCUSSION ITEMS

- 2. 800 Mission Ave. (“Aegis Living San Rafael”)** – Request amendment of Use Permit and an Environmental and Design Review Permit approvals to allow a 11’ 2” height bonus for a previously approved senior assisted living and memory care facility on two vacant Downtown parcels with 29,885 sq. ft. of combined area. Amendment of the approvals would increase the height of the building from 36’ to 47’ 2” and increase the unit count from 77 suites to 103 suites. The remainder of the approved site and building design would remain unchanged; APNS: 011-184-08 & -09; Multifamily Residential – High Density (HR1) District Zone; Geoff Forner, Applicant; ASC San Rafael LLC, Owner; Downtown Neighborhood.
Project Planner: Steve Stafford

Steve Stafford, Senior Planner presented the Staff Report.

Staff responded to questions from the Members.

Applicant Bryon Ziegler, Aegis and George Signori, Ankrom Moisan gave a presentation.

Applicant responded to questions from the Members.

Chair Paul invited public comment.

Public Comment in real-time on telephone or Zoom:

Nina Lilienthal Murphy, Lincoln San Rafael Hill Neighborhood Association, Walden Valen, President of HOA Board at 820 Mission Avenue, Name withheld

Staff responded to questions from the Members.

Members provided comments.

Planning Manager Leslie Mendez summarized the Members' consensus items:

- Applicant was responsive to the previous comments from the Design Review Board
- The setback and the eroding way around the tower has helped both in making the tower more prominent and has provided the rooftop terrace
- There is still concern about the massing as viewed on Mission Street and that the top story could use more setback
- Outdoor planting as much as possible to the decks

Members provided further comments and applicant responded to questions from the Members.

Staff provided comments.

Member Summers moved and Member Rege seconded to conditionally approve the project based on the consensus items as outlined by the Planning Manager and allow the applicant to work with staff with the Design Review Board's intent on these comments.

Members discussed the motion. Applicant provided comments.

Member Summers moved to conditionally approve the project to allow the applicant to address the consensus items and work with staff and bring this to the Planning Commission with a final review of the Design Review Board on these design elements, prior to submitting for building permit.

Members discussed the motion. Staff and applicant provided comments.

Planning Manager Leslie Mendez summarized consensus wording for new motion and Member Summers indicated that he believes that is what he said before.

Member Summers moved and Member Rege seconded to conditionally approve the project with the consensus items, which is to increase the setback on the Mission Street elevation at the top story and increase landscaping on all outdoor areas, to be incorporated into the project plan set that goes to the Planning Commission and with the recommendation to consider revisiting the northeast elevation and that the project will return to the Design Review Board for final design review prior to building permit submittal.

AYES: Members: Kent, Kovalsky, Rege, Summers & Chair Paul
NOES: Members: None
ABSENT: Members: Blayney
ABSTAIN: Members: None

Motion carried 5-0

3. **292 Fairhills Drive** – Request for an Environmental and Design Review Permit to construct a new 12” – 48”, 997 sq. ft. deck that requires a reduction of the front yard setback by one-half the required 20 ft. front setback (10ft.), and construction of approximately 78 ft. of 5 ft. retaining wall within the Hillside Development Overlay District; APN: 010-142-04; R20-H Zone; Samina Saude, Applicant; Tim Cornwell, Owner.
Project Planner: Renee Nickenig

Renee Nickenig, Assistant Planner presented the Staff Report.

Applicant Samina Saude gave a presentation.

Applicant responded to questions from the Members.

Chair Paul invited public comment; however, there was none.

Members provided comments.

Member Kent moved and Member Summers seconded to approve this project as submitted.

AYES: Members: Kent, Kovalsky, Rege, Summers & Chair Paul
NOES: Members: None
ABSENT: Members: Blayney
ABSTAIN: Members: None

Motion carried 5-0

ADJOURNMENT:

Chair Paul adjourned the meeting at 9:02 p.m.

LINDSAY LARA, City Clerk

APPROVED THIS ____ DAY OF _____, 2021

LARRY PAUL, Chair