



**Joint San Rafael Planning Commission / Design Review Board  
Study Session  
Tuesday, September 14, 2021, 7:00 P.M.  
MINUTES**

**Virtual Meeting**

**Watch on Webinar: <https://tinyurl.com/pc-drb-2021-9-14>  
Watch on YouTube: <http://www.youtube.com/cityofsanrafael>  
Telephone: (669) 900-9128  
Meeting ID: 872-0645-4435#**

**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](http://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 [Leslie.Mendez@cityofsanrafael.org](mailto:Leslie.Mendez@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](mailto: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: Chair Samudzi  
Commissioner Harris  
Commissioner Haveman  
Commissioner Lubamersky  
Vice Chair Previtali

Absent: Commissioner Mercado  
Commissioner Saude

Also Present: Alicia Giudice, Community Development Director  
Leslie Mendez, Planning Manager

**CALL TO ORDER**

Chair Samudzi called the meeting to order at 7:01 p.m. He then invited Planning Manager Leslie Mendez to call the roll. All commissioners were present, except Commissioners Mercado and Saude.

## **APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS**

None

## **PUBLIC NOTIFICATION OF MEETING PROCEDURES**

Chair Samudzi invited Planning Manager Leslie Mendez 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.

Chair Samudzi reviewed the procedures for the meeting.

## **ORAL COMMUNICATIONS FROM THE PUBLIC**

None

## **CONSENT CALENDAR**

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

Commissioner Previtali moved and Commissioner Haveman seconded to approve the Minutes.

### **1. Approval of the Planning Commission Meeting Minutes of June 29, 2021**

*Approved as submitted*

- 2. 52-54 Fremont Road** - Request for a Lot Line Adjustment to reconfigure two existing parcels, Environmental and Design Review Permit for a new 2,492 square-foot, single-family residence on the newly created Marquard Avenue lot; and an Environmental and Design Review Permit for the modification of an existing residence to partially rebuild the existing residence with Exceptions to reduce the amount of minimum natural state and building setbacks on the new Fremont Road lot; APNs: 012-043-11 and 012-043-12; Single-family Residential (R10) District; CKD Enterprises, Applicant; Private Money Management Group & LLC-Orange Beacon Mkt., owners; File No(s): LLA18-005, ED18-066, ED20-044, and EX19-010.

*Continued to September 28, 2021*

AYES: Commissioners: Haveman, Previtali & Chair Samudzi

NOES: Commissioners: None

ABSENT: Commissioners: Mercado & Saude

ABSTAIN: Commissioners: Harris & Lubamersky

Motion failed 3-0

Commissioner Lubamersky changed his vote.

AYES: Commissioners: Haveman, Lubamersky, Previtali & Chair Samudzi

NOES: Commissioners: None

ABSENT: Commissioners: Mercado & Saude

ABSTAIN: Commissioners: Harris

Motion carried 4-0

## **JOINT PLANNING COMMISSION AND DESIGN REVIEW STUDY SESSION**

### **RECORDING OF DRB MEMBERS PRESENT AND ABSENT**

Present: Chair Paul (absent at roll call, was announced present at 8:11 p.m.)  
Member Kent  
Member Kovalsky  
Vice Chair Rege  
Member Summers

Absent: Member Blayney

Chair Samudzi introduced and explained how the Study Session would be conducted.

- 3. Northgate Mall Redevelopment Project (5800 Northgate Drive)** - Study Session for a request for a Rezone to the Planned Development (PD) zone, a Use Permit, an Environmental and Design Review Permit, and a Tentative Map to allow the comprehensive redevelopment of the existing Mall into a new, phased mixed-use development with retail and approximately 1,320 residences on a 44.76-acre site. APNs: 175-060-12, -40, -59, -61, -66 &-67; General Commercial (GC) District; MeloneGeier Partners, owner/applicant; File Nos: ZC21-001, UP21-007, ED21-024, TS21-002, IS21-002 & DA21-001

Planning Manager Leslie Mendez introduced Tricia Stevens and Christopher Beynon, MIG Contract Planners who presented the Staff Report.

Applicant Team gave a presentation.

Staff finished presenting the Staff Report.

Staff responded to questions from the Commissioners and Board members.

While Staff was responding to questions, Planning Manager Leslie Mendez announced (at 8:11 p.m.) that Design Review Board Chair Paul had joined the meeting.

Chair Samudzi invited public comment.

**Speakers:** Michael Brook, Clair Halenbeck, Responsible Growth Marin, Greg Knell, Linda Jackson, Aging Action Initiative, Bob Pendoley, Marin Environmental Housing Collaborative, Pam Reaves, Responsible Growth Marin, Susan W., Brad Rogerson, San Rafael Chamber of Commerce, Matthew Hartzell, WTB TAM, Craig Tackabery, David Smith, Responsible Growth Marin, Grace Geraghty, Responsible Growth Marin, Scott Frerich, Responsible Growth Marin, Patrick Seidler, WTB TAM, Susan Coleman, Responsible Growth Marin, Jenny Silva, Marin Environmental Housing Collaborative, Ahmed Ross, David Levin, Marin Environmental Housing Collaborative, Byron Kuth, Laura Silverman, Responsible Growth Marin, Name Withheld, Bill Carney, Sustainable San Rafael

Commissioners and Board Members provided comments.

**DIRECTOR'S REPORT**

Planning Manager reported on the following items:

- General Plan 2040, Downtown Precise Plan & Housing Element Update
- Next Planning Commission meeting: Housing Element Steering Committee Update and 52-54 Fremont Road
- In-person Planning Commission meeting update

**COMMISSION COMMUNICATION**

None

**ADJOURNMENT**

Chair Samudzi adjourned the meeting at 10:15 p.m.

\_\_\_\_\_  
LINDSAY LARA, City Clerk

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021

\_\_\_\_\_  
SHINGAI SAMUDZI, Chair