



**San Rafael Planning Commission  
Regular Meeting**

**Tuesday, September 28, 2021, 7:00 P.M.  
MINUTES**

**Virtual Meeting**

**Watch on Webinar: <https://tinyurl.com/pc-2021-9-28>**

**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](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  
Commissioner Mercado  
Vice Chair Previtali  
Commissioner Saude

**Absent:** None

**Also Present:** Alicia Giudice, Community Development Director  
Leslie Mendez, Planning Manager  
Dave Hogan, Contract Planner  
Barry Miller, Contract Project Manager

## **CALL TO ORDER**

Chair Samudzi called the meeting to order at 6:59 p.m. He then invited Planning Manager Leslie Mendez to call the roll. All commissioners were present.

## **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 Lubamersky moved and Commissioner Haveman seconded to approve the Minutes.

### **1. Approval of the Planning Commission Meeting Minutes of September 14, 2021**

*Approved minutes as submitted*

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

NOES: Commissioners: None

ABSENT: Commissioners: None

ABSTAIN: Commissioners: Mercado & Saude

Motion carried 5-0

## **ACTION ITEMS**

### **2. 52-54 Fremont Road (Continued from September 14, 2021)**

Resolution Recommending that the City Council Adopt an Initial Study/Mitigated Negative Declaration, Approve a Mitigation Monitoring and Reporting Program, and Approve Applications for a Lot Line Adjustment (LLA18-005), Environmental and Design Review Permit (ED20-066), Environmental and Design Review Permit (ED20-044) with Exception (EX19-010) on Two Parcels Located at 52 and 54 Fremont Road (APNS: 012-043-11 and 012-043-12)

Dave Hogan, Contract Planner presented the Staff Report.

Applicant gave a presentation.

Staff responded to questions from the Commissioners.

Chair Samudzi invited public comment.

**Speakers:** Victoria DeWitt, Steve Thomson, Stacy Clement

Staff responded to questions from the Commissioners.

Commissioners provided comments.

Commissioner Mercado moved and Commissioner Lubamersky seconded the recommendation for the applicant to work with an arborist to look into the possibility of retaining the redwood trees on-site and/or replanting them on-site as the replacement trees

AYES: Commissioners: Harris, Haveman, Lubamersky, Mercado, Previtali, Saude & Chair Samudzi

NOES: Commissioners: None

ABSENT: Commissioners: None

ABSTAIN: Commissioners: None

Motion carried 7-0

Commissioner Mercado moved and Commissioner Lubamersky seconded to adopt the resolution.

AYES: Commissioners: Harris, Haveman, Lubamersky, Mercado, Previtali, Saude & Chair Samudzi

NOES: Commissioners: None

ABSENT: Commissioners: None

ABSTAIN: Commissioners: None

Motion carried 7-0

*Resolution 21-07 - Resolution Recommending that the City Council Adopt an Initial Study/Mitigated Negative Declaration, Approve a Mitigation Monitoring and Reporting Program, and Approve Applications for a Lot Line Adjustment (LLA18-005), Environmental and Design Review Permit (ED20-066), Environmental and Design Review Permit (ED20-044) with Exception (EX19-010) on Two Parcels Located at 52 and 54 Fremont Road (APNS: 012-043-11 and 012-043-12)*

### **3. San Rafael 2023-2031 Housing Element**

Informational Report on the 2023-2031 Housing Element and Selection of Planning Representative to the Steering Committee

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

Staff responded to questions from the Commissioners.

Chair Samudzi invited public comment.

**Speakers:** Grace Geraghty, David Smith

Staff responded to questions from the Commissioners.

Commissioners provided comments.

Commissioner Previtali moved and Commissioner Lubamersky seconded to accept the report and select Commissioner Previtali as a Planning Representative to the Steering Committee.

AYES: Commissioners: Harris, Haveman, Lubamersky, Mercado, Previtali, Saude & Chair Samudzi

NOES: Commissioners: None

ABSENT: Commissioners: None

ABSTAIN: Commissioners: None

Motion carried 7-0

*Accepted report and selected Commissioner Previtali as a Planning Representative to the Steering Committee*

#### **DIRECTOR'S REPORT**

Planning Manager reported on the following items:

- Housing Element Community Meeting to be held on October 27, 2021
- San Rafael Transit Center Draft Environmental Impact Report (DEIR) comments to be reviewed by the City Council on October 4, 2021
- 800 Mission Street at the October 12, 2021 Planning Commission meeting
- Tiscornia Marsh Restoration Project DEIR at the October 26, 2021 Planning Commission meeting

#### **COMMISSION COMMUNICATION**

None

#### **ADJOURNMENT**

Chair Samudzi adjourned the meeting at 9:10 p.m.

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

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

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SHINGAI SAMUDZI, Chair