



**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.

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.
- 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: 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

SHINGAI SAMUDZI, Chair