



**San Rafael Planning Commission  
Regular Meeting**

**Tuesday, October 12, 2021, 7:00 P.M.  
MINUTES**

**Virtual Meeting**

**Watch on Webinar: <https://tinyurl.com/PC-2021-10-12>  
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 Haveman  
Commissioner Lubamersky  
Commissioner Mercado  
Vice Chair Previtali  
Commissioner Saude

Absent: Commissioner Harris

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

## **CALL TO ORDER**

Chair Samudzi called the meeting to order at 7:00 p.m. He then invited Planning Manager Leslie Mendez to call the roll. All commissioners were present, except Commissioner Harris.

## **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.

## **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 28, 2021** *Approved minutes as submitted*

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

NOES: Commissioners: None

ABSENT: Commissioners: Harris

ABSTAIN: Commissioners: None

Motion carried 6-0

## **ACTION ITEM**

- 2. 800 Mission Ave. ("Aegis Living San Rafael") –**  
Resolution of the City of San Rafael Planning Commission Amending Use Permit (UP21-006) and an Environmental and Design Review Permit (ED21-022) Approvals to Allow an 11' 2" Increase in Height, from 36' to 47' 2", and Increase in Rooms, from 77 to 103 rooms, and an Increase in Beds, from 88 to 105 beds for a Previously Approved Senior Living Facility with Memory Care Services, with 40 Garage Parking Spaces and Site Improvements on Two Vacant Downtown Lots Located at 800 Mission Ave.  
(APNS: 011-184-08 & -09)

Steve Stafford, Senior Planner presented the Staff Report.

Staff responded to questions from the Commissioners.

Applicant Team gave a presentation.

Applicant Team responded to questions from the Commissioners.

Chair Samudzi invited public comment.

**Speakers:** Nina Lilienthal-Murphy, Lincoln San Rafael Hill Neighborhood Association, Kay Karchevski, Anna de Benedictis

Commissioners provided comments.

Staff and Applicant Team responded to comments and further questions from the Commissioners.

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

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

NOES: Commissioners: Previtalli

ABSENT: Commissioners: Harris

ABSTAIN: Commissioners: None

Motion carried 5-0

*Resolution 21-08 - Resolution of the City of San Rafael Planning Commission Amending Use Permit (UP21-006) and an Environmental and Design Review Permit (ED21-022) Approvals to Allow an 11' 2" Increase in Height, from 36' to 47' 2", and Increase in Rooms, from 77 to 103 rooms, and an Increase in Beds, from 88 to 105 beds for a Previously Approved Senior Living Facility with Memory Care Services, with 40 Garage Parking Spaces and Site Improvements on Two Vacant Downtown Lots Located at 800 Mission Ave. (APNS: 011-184-08 & -09)*

## **DIRECTOR'S REPORT**

Planning Manager reported on the following items:

- City Council accepted comments on the San Rafael Transit Center Draft Environmental Impact Report (DEIR).
- Caltrans closure of the San Rafael off-ramp as part of the Grand Avenue bridge project from Friday, October 22 at 10 p.m. through Monday, October 25 at 5 a.m.
- Housing Element Community Meeting is expected to be held on Wednesday, October 27. Notices to go out soon.
- City recently hired Jacob Noonan, Housing Program Manager and Alexis Captanian, Housing Program Analyst

## **COMMISSION COMMUNICATION**

- Commissioner Saude commented on the tough meeting tonight, but was glad that they could carry a good debate.
- Vice Chair Previtalli announced the Othering and Belonging Institute at UC Berkeley to hold a remote conference on Monday, October 18 and Tuesday, October 19.
- SB 9 discussion
- Commissioner Mercado backed up Commissioner Saude's comment regarding the meeting tonight.
- Vice Chair Previtalli commented on the New York Times article, Where the Suburbs End.

**ADJOURNMENT**

Chair Samudzi adjourned the meeting at 9:13 p.m.

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

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

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

DRAFT