



**Design Review Board
Regular Meeting**

**Tuesday, October 19, 2021, 7:00 P.M.
MINUTES**

Virtual Meeting

Watch on Webinar: <https://tinyurl.com/drb-2021-10-19>

Telephone: (669) 900-9128

Meeting ID: 835-3174-3214#

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.

How to participate in the meeting:

- Submit public comments in writing. Correspondence received by 5:00 p.m. the Wednesday before this public hearing will be provided with the agenda materials provided to the Board. Correspondence received after this deadline but by 5:00 p.m. the day of the hearing will be conveyed to the Board as a supplement. Send correspondence to the project planner and city.clerk@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 Paul
Board Member Kent
Board Member Kovalsky
Vice Chair Rege
Board Member Summers

Absent: Board Member Blayney

Also Present: Leslie Mendez, Planning Manager
Krystle Rizzi, Project Planner

CALL TO ORDER

Chair Paul called the meeting to order at 7:00 p.m. He then invited Planning Manager Leslie Mendez to call the roll. All board members were present, except for Member Blayney.

APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS

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.

ORAL COMMUNICATIONS FROM THE PUBLIC

None

CONSENT CALENDAR

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

Member Kent moved and Member Kovalsky seconded to approve the Minutes as submitted.

1. Approval of the Design Review Board Meeting Minutes of October 5, 2021

Approved minutes as submitted

AYES: Members: Kent, Kovalsky, Rege & Chair Paul

NOES: Members: None

ABSENT: Members: Blayney

ABSTAIN: Members: Summers

Motion carried 4-0

ACTION ITEMS

2. 1580 Lincoln Avenue (San Rafael Inn)

ED21-008; EX21-011; SE21-004; UP21-003; V21-002 for demolition of a non-operational garden center and construction of a new, four-story, 46-room boutique hotel with 38 parking spaces, and guest amenities including a café located at the intersection of Lincoln Ave/Grand Ave. The project is requesting Variances to reduce the minimum front and street side setbacks, reduce the minimum landscaping requirements, and reduce parking stall dimensions. In addition, the project requests an Exception to exceed the maximum lot coverage, and a Sign Exception to exceed the maximum allowable sign area; APN: 011-075-13; Multi-Family Residential (HR1) Zone; Robert Sauvageau of RYS Architects, Inc., Applicant; 1580 Lincoln, LLC, Owner; Lincoln/San Rafael Hill Neighborhood.

Project Planner: Krystle Rizzi, Consulting Planner Krystle Rizzi,

Krystle.Rizzi@cityofsanrafael.org

Krystle Rizzi, Project Planner presented the Staff Report.

Staff responded to questions from the Members.

Applicant Team gave a presentation.

Applicant Team responded to questions from the Members.

Chair Paul invited public comment.

Speakers: Amy Likover, Bhagya Bakshi, Patty Trosclair, Nina Lilienthal-Murphy, Lincoln-San Rafael Hill Neighborhood Association, David Hampton

Members provided comments.

Discussion among the Members regarding consensus items.

Planning Manager Leslie Mendez summarized the Members' consensus items:

- Revise the lot coverage to comply with the 10% maximum allowable exceedance of the Exception
- Work to increase the pedestrian experience at the ground level, especially along Lincoln Avenue by working with Public Works to increase landscaping in the ROW, including a landscape buffer between the sidewalk and street, as opposed to the 10-foot wide paved sidewalk; and potentially meeting the required setback on Lincoln
- Revise the landscape plan to eliminate the invasive Palm species

Member Summers moved and Member Rege seconded to continue the project to allow the applicant to work with Staff to respond to the consensus items as outlined by the Planning Manager and then bring it back to the Design Review Board.

AYES: Members: Kent, Kovalsky, Rege, Summers & Chair Paul

NOES: Members: None

ABSENT: Members: Blayney

ABSTAIN: Members: None

Motion carried 5-0

DIRECTOR'S REPORT

Planning Manager reported on the following items:

- City Council passed ADU Urgency Ordinance in effect for 45 days; Staff needs to come back with replacement ADU Ordinance
- City Council approved contract for two new fire stations

Planning Manager gave an update on discussion with Marin Water regarding conservation ordinance

COMMISSION COMMUNICATION

None

ADJOURNMENT

Chair Paul adjourned the meeting at 8:57 p.m.

LINDSAY LARA, City Clerk

APPROVED THIS ____ DAY OF _____, 2021

LARRY PAUL, Chair

DRAFT