



**Design Review Board
Regular Meeting**

**Tuesday, November 16, 2021, 7:00 P.M.
MINUTES**

Virtual Meeting

Watch on Webinar: <https://tinyurl.com/drb-2021-11-16>

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 to planningpubliccomment@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 Blayney
Board Member Kent
Board Member Kovalsky
Board Member Summers

Absent: Vice Chair Rege

Also Present: Leslie Mendez, Planning Manager
Steve Stafford, Senior Planner
David Hogan, Contract Planner
Alicia Giudice, Community Development Director
Robert Epstein, City Attorney
Lisa Goldfien, Assistant City Attorney
Aldo Mercado, Planning Commissioner

CALL TO ORDER

Chair Paul called the meeting to order at 7:01 p.m. He then invited Planning Manager Leslie Mendez to call the roll. All board members were present, except for Vice Chair Rege.

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.

ORAL COMMUNICATIONS FROM THE PUBLIC

- Victoria DeWitt addressed the Board regarding a recusal petition for Member Stewart Summers for 52/54 Fremont/Marquard Agenda Item.

City Attorney Robert Epstein announced he will defer his comments on the recusal petition until that item is called tonight, as well as, provided comments on the Design Review Board having open time from the public on the Agenda.

ORAL COMMUNICATIONS FROM THE PUBLIC (CONTINUED)

- Robert Chatham addressed the Board regarding concern about light color paint on a hillside home.
- Vicky Fernandez addressed the Board regarding the noticing of public meetings.
- Steve Thomson addressed the Board regarding an organizational chart of staff.

Chair Paul reviewed the procedures for the meeting.

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 19, 2021

Approved minutes as submitted

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

NOES: Members: None

ABSENT: Members: Rege

ABSTAIN: Members: Blayney

Motion carried 4-0

- ### **2. 800 Mission Ave. ("Aegis Living San Rafael")** – Review final details on the upper-story stepback along the Mission Avenue elevation, the landscaping of all outdoor common areas (patios and terraces), and the articulation to the north elevation of an approved 103-room/105-bed residential care facility with memory care services located on two vacant parcels at the northwest corner of Lincoln and Mission Ave. A Use Permit and an Environmental and Design Review Permit were approved for the project, subject to conditions, on October 12, 2021 APNS: 011-184-08 & -09; T4N 40/50 zone;

ASC San Rafael, LLC, owner; Geoff Forner, applicant; File No.: UP21-006 and ED21-022

Project Planner: Steve Stafford Steve.Stafford@cityofsanrafael.org

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

Discussion about removing from Consent Calendar.

Item pulled from Consent Calendar.

Steve Stafford, Senior Planner presented the Staff Report.

Staff and Applicant responded to questions from the Members.

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

Members provided comments.

Discussion between Staff and Members regarding what action needs to be taken at this time.

Member Kent moved and Member Summers seconded to approve the project as discussed tonight.

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

NOES: Members: None

ABSENT: Members: Rege

ABSTAIN: Members: None

Motion carried 5-0

ACTION CALENDAR

- 3. 52/54 Fremont/Marquard** – Final Design Review on the practicability of planting Coast Redwoods on the project site as part of a request for a Lot Line Adjustment for property line adjustment, Exception and Environmental and Design Review for: a change in the existing lot configuration, a new 2,492 square-foot, single-family residence on the newly created vacant lot; the conversion of an existing residence which would result in a new 1,554 square foot residence with a 1,104 square foot internal accessory dwelling unit, and an exception for minimum natural state and front and side yard setbacks on the proposed Fremont Road lot; APN: 012-043-11 and 12-043-12; Single-family Residential (R10) District; Applicants: Private Money Management Group LLC, Orange Beacon Mkt., owners; File No(s). LLA18-005/ED18-066/ED20-044/EX19-010
Project Planner: Dave Hogan Dave.Hogan@cityofsanrafael.org

Discussion regarding item being removed from Consent Calendar.

Item pulled from Consent Calendar.

Dave Hogan, Project Planner presented the Staff Report.

Staff responded to questions from the Members.

City Attorney Rob Epstein provided comments regarding the recusal petition for Member Stewart Summers for this item. He is comfortable with Member Summers' participation in the item based on the information that he gained from Member Summers.

City Attorney Rob Epstein responded to questions from the Members.

Member Summers provided comments.

Applicant Team gave a presentation.

Chair Paul invited public comment.

Speakers: Hayley Ballard, Bill Carney, Sustainable San Rafael, Maren De Graff, Davis Perkins, Victoria DeWitt, DFaulkner, Judy Schriebman, Sierra Club Marin group, Brian Walsh, West End Neighborhood Association, Paula Spencer, Steve Thomson, Susan Bradford, Caroline Fawley

Applicant Team continued with their presentation.

Staff responded to questions from the Members.

Members provided comments.

Member Blayney moved and Member Kent seconded to recommend that the applicant add two or three redwoods.

Discussion regarding motion.

Staff provided comments.

AYES: Members: Blayney, Kent, Kovalsky, & Summers

NOES: Members: Chair Paul

ABSENT: Members: Rege

ABSTAIN: Members: None

Motion carried 4-0

DIRECTOR'S REPORT

Planning Manager reported on the following items:

- City Council adopted an Accessory Dwelling Unit (ADU) Ordinance on November 15 with no restrictions based on certain streets, no discretionary option
- Staff is restarting Objective Design Standards adoption
- Next Design Review Board meeting will be on December 7 – Member Summers noted that he will not be in attendance

Alicia Giudice, Community Development Director gave an update on the Housing Element.

BOARD COMMUNICATION

- Discussion regarding needing clarification on moving projects forward

ADJOURNMENT

Chair Paul adjourned the meeting at 10:01 p.m.

LINDSAY LARA, City Clerk

APPROVED THIS ____ DAY OF _____, 2021

LARRY PAUL, Chair

DRAFT