



**Planning Commission  
Regular Meeting**

**Tuesday, December 14, 2021, 7:00 P.M.  
MINUTES**

**Virtual Meeting**

**Watch on Webinar: <https://tinyurl.com/pc-12-14-21>  
Watch on YouTube: <http://www.youtube.com/cityofsanrafael>  
Telephone: (669) 900-9128  
Meeting ID: 872-0645-4435#  
One Tap Mobile: US: +16699009128,,87206454435#**

**CORONAVIRUS (COVID-19) ADVISORY NOTICE**

In response to Assembly Bill 361, the City of San Rafael is offering teleconference without complying with the procedural requirements of Government Code section 54953(b)(3). 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 Commission. Correspondence received after this deadline but by 5:00 p.m. the day of the hearing will be conveyed to the Commission as a supplement. Send correspondence to the project planner and to [planningpubliccomment@cityofsanrafael.org](mailto: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](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 Saude  
**Absent:** Commissioner Mercado  
Vice Chair Previtali

**Also Present:** Leslie Mendez, Planning Manager  
Steve Stafford, Senior Planner  
Jayni Allsep, Contract Planner

Jeff Hamilton, Contract Planner  
Sean Kennings, Contract CEQA Consultant

### **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 Mercado and Vice Chair Previtali.

### **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 Consent Calendar.

**1. Approval of the Planning Commission Meeting Minutes of October 26, 2021**

*Approved minutes as submitted*

**2. [UP21-006 & ED21-022] 800 Mission Ave. Project (“Aegis Living San Rafael”) – Corrected Resolution**

Resolution of the City of San Rafael Planning Commission amending the effective date of Planning Commission Resolution No. 21-08

(Approval Of Development Permits For 800 Mission Avenue)

(APNS: 011-184-08 & -09)

Project Planner: Steve Stafford [steve.stafford@cityofsanrafael.org](mailto:steve.stafford@cityofsanrafael.org)

*RESOLUTION NO. 21-09 - RESOLUTION OF THE CITY OF SAN RAFAEL  
PLANNING COMMISSION AMENDING THE EFFECTIVE DATE OF PLANNING  
COMMISSION RESOLUTION NO. 21-08 (APPROVAL OF DEVELOPMENT PERMITS  
FOR 800 MISSION AVENUE) (APNS: 011-184-08 & -09)*

**3. Ross Terrace Street (39 & 41 Ross Street)**

Request for a Lot Line Adjustment for property line adjustment, Exception, and Environmental and Design Review Permits to allow for the: (1) Construction of a 2,646 square-foot, single-family residence on vacant hillside Lot 59; (2) Construction of a 2,697 square foot residence on vacant hillside Lot 60; and (3) Construction of a two

lane access driveway within the undeveloped Ross Street Terrace right-of-way approximately 480 feet in length from Ross Street; APNs: 012-141-59 and 012-141-60; Single-family Residential (R7.5) District; Coby Freidman, applicant. File No(s): LLA19-008, ED19-090, ED19-091, and EX20-006.

Project Planner: David Hogan [dave.hogan@cityofsanrafael.org](mailto:dave.hogan@cityofsanrafael.org)

*Continued item*

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

NOES: Commissioners: None

ABSENT: Commissioners: Mercado & Previtali

ABSTAIN: Commissioners: None

Motion carried 5-0

## **ACTION ITEMS**

- 4. Aldersly Retirement Community, 326 and 308 Mission Avenue** - Scoping meeting for Notice of Preparation of an Environmental Impact Report (EIR) to assess impacts of the Aldersly Retirement Community Project. The project proposes phased improvements on the Aldersly Campus, including demolition and renovation of existing buildings and construction of new buildings. APNs: 014-054-31 and -32; Planned Development (PD-1775) Zoning District; Applicant: Peter Lin, Greenbriar Development; Property Owner: Peter Schakow, Aldersly Retirement Community.

Project Planner: Jayni Allsep [jayni.allsep@cityofsanrafael.org](mailto:jayni.allsep@cityofsanrafael.org)

Leslie Mendez, Planning Manager introduced Jayni Allsep, Contract Planner who presented the Staff Report.

Staff and Applicant Team responded to questions from the Commissioners.

Chair Samudzi invited public comment.

**Speakers:** Derek Cavasian, Tymber Cavasian

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

Commissioners provided comments.

Commissioner Lubamersky moved and Commissioner Haveman seconded to accept public comment and direct staff to prepare a Draft Environmental Impact Report (DEIR)

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

NOES: Commissioners: None

ABSENT: Commissioners: Mercado & Previtali

ABSTAIN: Commissioners: None

Motion carried 5-0

**5. Neighborhood at Los Gamos** - Request for General Plan Amendment GPA 20-001 (from Hillside Resource Residential to Neighborhood Commercial Mixed Use); Zone Change ZC 20-002 (from Planned District – Hillside Development Overlay District (PD-H) and Residential – Hillside Development Overlay District (R2a-H) to Planned Development District (PD); Vesting Tentative Parcel Map (to combine and adjust the boundaries of the existing parcels); and Environmental and Design Review ED 20-058; for a mixed-use project with 192 multi-family residential units; an approximately 5,600-square-foot retail grocery store; a 5,000-square-foot community center; and 225 at-grade and semi-subterranean parking spaces; on a 10.24 acre site located on Los Gamos Road north of Oleander Drive; on APN 165-220-06 and 165-220-07; Christopher Hart, Applicant and Property Owner; Mont Marin/San Rafael Park Neighborhood. Project Planner: Jeff Hamilton [jhamilton@migcom.com](mailto:jhamilton@migcom.com)

Leslie Mendez, Planning Manager introduced Jayni Jeff Hamilton, Contract Planner who presented the Staff Report. She also introduced Sean Kennings, Contract CEQA consultant who is available for questions.

Staff responded to questions from the Commissioners.

Applicant Team gave a presentation.

Chair Samudzi invited public comment.

**Speakers:** Andrew Ward, Marin YMCA, Michele Hassid, San Rafael Chamber of Commerce, Bob Pendoley, Marin Environmental Housing Collaborative MEHC, Zack Zimmerman, BamCore, Jeff Bialik, Housing Crisis Action Marin Steering Committee, Rae Dawn Hirsch, Grace Geraghty, Responsible Growth Marin

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

Commissioners provided comments.

Commissioner Lubamersky moved and Commissioner Saude seconded to approve and recommend going forward articles a-e and follow Staff's recommendation.

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

NOES: Commissioners: None

ABSENT: Commissioners: Mercado & Previtalli

ABSTAIN: Commissioners: None

Motion carried 5-0

*Adopted Resolutions recommending to the City Council a) adoption of the Mitigated Negative Declaration and MMRP; b) approval of the General Plan Amendment; c) approval of the Zone Change; d) approval of the Vesting Tentative Parcel Map with conditions; e) approval of the Environmental and Design Review application with conditions*

**RESOLUTION NO. 21-10 - RESOLUTION OF THE CITY OF SAN RAFAEL PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN INITIAL**

*STUDY/MITIGATED NEGATIVE DECLARATION AND APPROVAL OF THE MITIGATION MONITORING AND REPORTING PROGRAM FOR A GENERAL PLAN AMENDMENT (GPA 20-001), ZONE CHANGE (ZC 20-002), VESTING TENTATIVE PARCEL MAP, AND ENVIRONMENTAL AND DESIGN REVIEW PERMIT (ED 20-058), FOR THE CONSTRUCTION OF A MIXED-USE PROJECT CONSISTING OF 192 RESIDENTIAL APARTMENT UNITS, A 5,600 SQUARE-FOOT MARKET, A 5,000 SQUARE FOOT COMMUNITY CENTER, AND 225 AT-GRADE AND SEMI-SUBTERRANEAN PARKING SPACES, ON A 10.24 ACRE SITE LOCATED AT THE SOUTHERLY TERMINUS OF LOS GAMOS ROAD NORTH OF OLEANDER DRIVE (THE NEIGHBORHOOD AT LOS GAMOS) (APNS: 165-220-06 AND 165-220-07)*

*RESOLUTION NO. 21-11 - RESOLUTION OF THE CITY OF SAN RAFAEL PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT FROM HILLSIDE RESOURCE RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL MIXED USE (GPA 20-001) AND ADOPTION OF AN ORDINANCE REZONING CERTAIN PROPERTY FROM PLANNED DISTRICT – HILLSIDE DEVELOPMENT OVERLAY DISTRICT (PD-H) AND RESIDENTIAL – HILLSIDE DEVELOPMENT OVERLAY DISTRICT (R2A-H) TO PLANNED DEVELOPMENT DISTRICT (PD) (ZC 20-002), FOR THE CONSTRUCTION OF A MIXED-USE PROJECT CONSISTING OF 192 RESIDENTIAL APARTMENT UNITS WITH TEN BELOW MARKET RATE UNITS AVAILABLE TO LOW INCOME HOUSEHOLDS, A 5,600 SQUARE-FOOT RETAIL GROCERY STORE, A 5,000 SQUARE FOOT COMMUNITY CENTER, AND 225 AT-GRADE AND SEMI-SUBTERRANEAN PARKING SPACES, ON A 10.24 ACRE SITE LOCATED AT THE SOUTHERLY TERMINUS OF LOS GAMOS ROAD NORTH OF OLEANDER DRIVE (THE NEIGHBORHOOD AT LOS GAMOS) (APNS: 165-220-06 AND 165-220-07)*

*RESOLUTION NO. 21-12 - RESOLUTION OF THE CITY OF SAN RAFAEL PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL APPROVE A VESTING TENTATIVE PARCEL MAP AND ENVIRONMENTAL AND DESIGN REVIEW PERMIT (ED 20-058), ON A 10.24 ACRE SITE LOCATED AT THE SOUTHERLY TERMINUS OF LOS GAMOS ROAD NORTH OF OLEANDER DRIVE (THE NEIGHBORHOOD AT LOS GAMOS) (APNS: 165-220-06 AND 165-220-07)*

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

Planning Manager reported on the following items:

- The League of California Cities Planning Commissioners Academy to be held in March 2022 in San Ramon.
- On December 20, 2021, City Council will hear Senate Bill 9 (SB 9) guidelines and will propose a new ordinance.
- Next Planning Commission meeting will be on January 11, 2022. At this meeting a new Chair and Vice Chair will be selected and the 2022 schedule will be adopted.

#### **COMMISSION COMMUNICATION**

- Discussion regarding January meeting items and temporary shelter in the Canal.
- Commissioner Lubamersky announced his resignation.

#### **ADJOURNMENT**

Chair Samudzi adjourned the meeting at 9:21 p.m.

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LINDSAY LARA, City Clerk

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022

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SHINGAI SAMUDZI, Chair