



**Planning Commission  
Regular Meeting**

**Tuesday, January 25, 2022, 7:00 P.M.  
AGENDA**

**Virtual Meeting**

**Watch on Webinar: <https://tinyurl.com/pc-2022-01-25>  
Watch on YouTube: <http://www.youtube.com/cityofsanrafael>  
Telephone: (669) 900-9128  
Meeting ID: 858-4988-7189#  
One Tap Mobile: US: +16699009128,,85849887189#**

**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.

Members of the public may speak on Agenda items.

**CALL TO ORDER**

**RECORDING OF MEMBERS PRESENT AND ABSENT**

**APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS**

**PUBLIC NOTIFICATION OF MEETING PROCEDURES**

## **ORAL COMMUNICATIONS FROM THE PUBLIC**

Remarks are limited to three minutes per person and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.

## **CONSENT CALENDAR**

*The Consent Calendar allows the Commission to take action, without discussion, on Agenda items for which there are no persons present who wish to speak, and no Commission members who wish to discuss.*

### **1. Approval of the Planning Commission Meeting Minutes of January 11, 2022**

*Recommended Action – Approve minutes as submitted*

## **ACTION ITEMS**

### **2. 1007, 1020, & 1030 Northgate Drive (“Northgate Walk”)**

To modify Environmental and Design Review Permit (ED16-038), Use Permit (UP16-018), and Vesting Tentative Map (S16-001) to reduce the number of required affordable housing units from 28 to 14 in a 136-unit residential development pursuant to SRMC Section 14.16.030

Project Planner: Jeff Ballantine [jeff.ballantine@cityofsanrafael.org](mailto:jeff.ballantine@cityofsanrafael.org)

*Recommended Action – Adopt the resolution*

### **3. Design Review Advisory Committee (DRAC) 1-Year Pilot Program**

Resolution Recommending to the City Council Adoption of an Ordinance Amending the Zoning Code to Establish the Design Review Advisory Committee (DRAC); and Adoption of a Resolution to Establish a 1-year DRAC Pilot Program

Project Planner: Jacob Noonan [jacob.noonan@cityofsanrafael.org](mailto:jacob.noonan@cityofsanrafael.org)

Project Planner: Alicia Giudice [alicia.giudice@cityofsanrafael.org](mailto:alicia.giudice@cityofsanrafael.org)

*Recommended Action – Adopt the resolution*

## **DIRECTOR’S REPORT**

## **COMMISSION COMMUNICATION**

## **ADJOURNMENT**

*Any records relating to an agenda item, received by a majority or more of the Commission less than 72 hours before the meeting, shall be available for inspection online. Sign Language interpreters may be requested by calling (415) 485-3066 (voice), emailing [city.clerk@cityofsanrafael.org](mailto:city.clerk@cityofsanrafael.org) or using the California Telecommunications Relay Service by dialing “711”, at least 72 hours in advance of the meeting. Copies of documents are available in accessible formats upon request.*

*The Planning Commission will take up no new business after 11:00 p.m. at regularly scheduled meetings. This shall be interpreted to mean that no agenda item or other business will be discussed or acted upon after the agenda item under consideration at 11:00 p.m. The Commission may suspend this rule to discuss and/or act upon any additional agenda item(s) deemed appropriate by a unanimous vote of the members present. Appeal rights: any person*

*may file an appeal of the Planning Commission's action on agenda items within five business days (normally 5:00 p.m. on the following Tuesday) and within 10 calendar days of an action on a subdivision. An appeal letter shall be filed with the City Clerk, along with an appeal fee of \$350 (for non-applicants) or a \$4,476 deposit (for applicants) made payable to the City of San Rafael, and shall set forth the basis for appeal. There is a \$50.00 additional charge for request for continuation of an appeal by appellant.*