



**Planning Commission  
Regular Meeting**

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

**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.

**Present:** Chair Previtali  
Commissioner Harris  
Commissioner Haveman  
Commissioner Mercado  
Commissioner Samudzi

**Absent:** Vice Chair Saude

**Also Present:** Leslie Mendez, Planning Manager  
Jeff Ballantine, Senior Planner  
Alicia Giudice, Community Development Director  
Jacob Noonan, Housing Program Manager

## **CALL TO ORDER**

Chair Previtali 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 for Vice Chair Saude.

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

None

## **PUBLIC NOTIFICATION OF MEETING PROCEDURES**

Chair Previtali 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 Previtali reviewed the procedures for the meeting.

## **ORAL COMMUNICATIONS FROM THE PUBLIC**

None

## **CONSENT CALENDAR**

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

Commissioner Haveman moved and Commissioner Samudzi seconded to approve the Consent Calendar.

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

*Approved minutes as submitted*

AYES: Commissioners: Harris, Haveman, Mercado, Samudzi & Chair Previtali

NOES: Commissioners: None

ABSENT: Commissioners: Saude

ABSTAIN: Commissioners: None

Motion carried 5-0

## **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)

Leslie Mendez, Planning Manager introduced Jeff Ballantine, Senior Planner who presented the Staff Report.

Applicant Team gave a presentation.

Staff and Applicant Team responded to questions from the Commissioners.

Chair Previtali invited public comment.

**Speaker:** Kate Powers

Staff and Applicant Team responded to public comment.

Staff responded to further questions from the Commissioners.

Commissioner Samudzi moved and Commissioner Haveman seconded to adopt the resolution.

Commissioners provided comments.

AYES: Commissioners: Harris, Haveman, Mercado, Samudzi & Chair Previtali

NOES: Commissioners: None

ABSENT: Commissioners: Saude

ABSTAIN: Commissioners: None

Motion carried 5-0

*RESOLUTION 22-04 - RESOLUTION OF THE SAN RAFAEL PLANNING COMMISSION MODIFYING CONDITIONS OF APPROVAL OF ENVIRONMENTAL AND DESIGN REVIEW (ED16-038), USE PERMIT (UP16-018) AND VESTING TENTATIVE MAP (S16-001) TO ALLOW FULFILLMENT OF THE AFFORDABLE HOUSING REQUIREMENT IN ACCORDANCE WITH CITY COUNCIL RESOLUTION 14890. THE PROJECT IS LOCATED AT 1007, 1020 AND 1030 NORTHGATE DR. (FORMERLY 1005 AND 1010 NORTHGATE DR.; APNS: 178-240-17 & -21)*

### **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*

Leslie Mendez, Planning Manager introduced Jacob Noonan, Housing Program Manager and Alicia Giudice, Community Development Director who presented the Staff Report.

Staff responded to questions from the Commissioners.

Chair Previtali invited public comment.

**Speakers:** Kate Powers, Victoria DeWitt, Shirley Fischer

Staff responded to public comment.

Commissioners provided comments.

Staff responded to further questions from the Commissioners.

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

AYES: Commissioners: Harris, Haveman, Mercado, Samudzi & Chair Previtali

NOES: Commissioners: None

ABSENT: Commissioners: Saude

ABSTAIN: Commissioners: None

Motion carried 5-0

*RESOLUTION 22-05 – RESOLUTION OF THE CITY OF SAN RAFAEL PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL ADOPTION OF AN ORDINANCE OF THE CITY OF SAN RAFAEL AMENDING TITLE 14.25.070 (DESIGN REVIEW BOARD) TO ESTABLISH THE DESIGN REVIEW ADVOSORY COMMITTEE (DRAC); AND ADOPTION OF A RESOLUTION OF THE CITY OF SAN RAFAEL TO ESTABLISH A 1-YEAR DRAC PILOT PROGRAM (P22-01)*

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

Planning Manager reported on the following items:

- Los Gamos Project, which Planning Commission saw and recommended on December 14 will go to the City Council on February 7
- Planning Commission will have one meeting in February (February 15), with one item currently scheduled (Update to the Housing Element)

#### **COMMISSION COMMUNICATION**

- Chair Previtali gave an update on the Housing Element Working Group.

#### **ADJOURNMENT**

Chair Previtali adjourned the meeting at 8:35 p.m.

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

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

\_\_\_\_\_  
JON PREVITALI, Chair