



**Design Review Board
Regular Meeting**

**Wednesday, January 19, 2022, 7:00 P.M.
MINUTES**

Virtual Meeting

Watch on Webinar: <https://tinyurl.com/dr-2022-01-19>

Telephone: (669) 900-9128

Meeting ID: 890-1108-8757#

One Tap Mobile: US: +16699009128,,89011088757#

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 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
Vice Chair Rege
Board Member Blayney
Board Member Kent
Board Member Kovalsky

Absent: Board Member Summers

Also Present: Leslie Mendez, Planning Manager
Dave Hogan, Contract/Project Planner

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 Board Member Summers.

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 December 7, 2021

Approved minutes as submitted

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

NOES: Members: None

ABSENT: Members: Summers

ABSTAIN: Members: Blayney

Motion carried 4-0-1

ACTION CALENDAR

2. 33/41 Ross Street Terrace

Request for a Lot Line Adjustment for property line adjustment, Exception, and Environmental and Design Review Permits to allow for the following: (1) Construction of a single-family residence on vacant hillside Lot 59; (2) Construction of a single-family residence on vacant hillside Lot 60; and (3) Construction of a two lane access driveway approximately 480 feet in length within the undeveloped Ross Street Terrace right-of-way; APN: 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 / EX20-006.

Project Planner: Dave Hogan dave.hogan@cityofsanrafael.org

Dave Hogan, Contract/Project Planner presented the Staff Report.

Staff responded to questions from the Members.

Applicant gave a presentation.

Applicant responded to questions from the Members.

Chair Paul invited public comment.

Speakers: Amy Likover, Victor Kunin, Benjamin Karnow, Jeannie and David Campbell, Jay Ginwala, Victoria DeWitt, Marco Berti, Maria Kunin, Len Rifkind, Peter Marks, Michael Simler, Jessica Yarnall Loarie, Melinda Benedict, Patrick Killian, Daniel Kelly

Staff and Applicant responded to further questions from the Members.

Members provided comments.

Leslie Mendez, Planning Manager went through findings with the Members to determine consensus.

Chair Paul moved and Member Kovalsky seconded to recommend denial of project based on not making four findings for recommendation of exceptions for natural state and driveway.

Members discussed motion to determine consensus.

AYES: Members: Chair Paul

NOES: Members: Blayney, Kent, Kovalsky & Vice Chair Rege

ABSENT: Members: Summers

ABSTAIN: Members: None

Motion failed 4-1

Member Blayney moved and Member Kent seconded to approve project with stipulation that they can meet the 63% or 65% of a natural state.

Members discussed motion. Motion modified to approve the project with stipulation to meet natural state in proportion to nonconforming lot size to conforming lot size (approximately 2/3); and with the following conditions: 1) that the color scheme should be darker for the retaining walls and hardy siding on the houses; and 2) faster growing tree species should replace the proposed Ironwood and Magnolia Trees.

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

NOES: Members: None

ABSENT: Members: Summers

ABSTAIN: Members: None

Motion carried 5-0

3. Annual Meeting 2022

Annual Meeting of Design Review Board for 2022 to include: a) Election of Officers for

2022 Design Review Board meetings; b) Distribution and Review of Design Review Board “Rules of Order;” and c) Distribution and Review of Scheduled meeting for 2022
Project Planner: Leslie Mendez Leslie.Mendez@cityofsanrafael.org

Leslie Mendez, Planning Manager presented the Staff Report.

Leslie Mendez, Planning Manager presented 3.a Election of Officers.

Discussion amongst the Members regarding Chair and Vice Chair Position.

Member Kent moved and Member Blayney seconded to keep the rotation based on the same tenure and to elect Vice Chair Rege as Chair and to elect Member Kovalsky as Vice Chair for 2022.

AYES: Members: Blayney, Kent, Kovalsky, Rege & Chair Paul
NOES: Members: None
ABSENT: Members: Summers
ABSTAIN: Members: None

Motion carried 5-0

Leslie Mendez, Planning Manager presented 3.b Review of Design Review Board “Rules of Order”. She noted that she has one recommendation to allow the Chair to both limit, as well as, extend speaker time.

Members provided comments.

Member Blayney moved and Member Kovalsky seconded to accept the recommendation.

Discussion between Members and Staff regarding timely correspondence from the public.

AYES: Members: Blayney, Kent, Kovalsky, Rege & Chair Paul
NOES: Members: None
ABSENT: Members: Summers
ABSTAIN: Members: None

Motion carried 5-0

Leslie Mendez, Planning Manager presented 3.c 2022 Meeting Schedule.

DIRECTOR’S REPORT

Planning Manager reported on the following items:

- Senate Bill 9 (SB 9) Update
- Objective Standards will be brought to the Design Review Board this year
- Gratitude for Chair Paul’s service as Chair for the year

BOARD COMMUNICATION

- Members asked questions regarding the status of various projects.

ADJOURNMENT

Chair Paul adjourned the meeting at 10:03 p.m.

LINDSAY LARA, City Clerk

APPROVED THIS ____ DAY OF _____, 2022

LARRY PAUL, Chair