



**Design Review Board
Regular Meeting**

**Tuesday, March 22, 2022, 7:00 P.M.
MINUTES**

Virtual Meeting

Watch on Webinar: <https://tinyurl.com/dr-2022-03-22>

Telephone: (669) 900-9128

Meeting ID: 841 8302 4106#

One Tap Mobile: US: + 16699009128,,84183024106#

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 10:00 p.m. Tuesday the week before the meeting will be provided with the agenda materials provided to the Board.** Correspondence received after this deadline will be conveyed to the Board as a supplement. Send correspondence to the project planner or to PlanningPublicComment@cityofsanrafael.org; or send in writing to Planning Division, CDD; 1400 5th Ave. 3rd Fl.; San Rafael, CA 94901.
- 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.

CALL TO ORDER

Chair Rege called the meeting to order at 7:02 p.m. Chair Rege then invited Staff & Senior Planner Jeff Ballantine to call roll.

RECORDING OF MEMBERS PRESENT AND ABSENT

Present: Chair Sarah Rege
Vice Chair Sharon Kovalsky
Board Member Jeff Kent
Board Member Stewart Summers
Board Member Larry Paul

Absent: None

Also Present: Jeff Ballantine, Staff, Senior Planner & DRB Secretary
Krystle Rizzi, Contract Planner

PUBLIC NOTIFICATION OF MEETING PROCEDURES

Chair Rege invited Staff & Senior Planner, Jeff Ballantine, who informed the public that members of the public can provide public comment by telephone and via zoom and the raise hand feature. Written comments submitted prior to the meeting time would be read aloud into the record during the public comment portion of each item.

Chair Rege reviewed the procedures for the meeting.

URGENT ORAL/EMAIL COMMUNICATIONS FROM THE PUBLIC

Chair Rege called for any comments from the public on items NOT on the agenda. There were no public comments.

CONSENT CALENDAR

Chair Rege invited public comment on the Consent Calendar. There was no comment on the Consent Calendar.

1. Approval of the Design Review Board Meeting Minutes of February 23, 2022

Member Kent moved and Member Paul seconded to approve the Minutes as submitted.

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

Motion carried 5-0 Yes.

ACTION CALENDAR

Chair Rege introduced the Action Calendar and invited staff to present the Staff Report.

- 2. 88 Vivian Street (70-unit Residential Development)** – ED21-042; UP21-017; TS21-004; for demolition of the existing Country Club Bowl and construction of 70 for-sale residential units including six available to low income households, in 14 separate buildings.; APN: 008-092-02; Neighborhood Commercial (NC) Zone; Matt Ashton of Ashton 3, LLC Applicant; Charlie Kinstler, Owner; Canal Neighborhood.
Project Planner: Krystle Rizzi, Contract Planner Krystle.Rizzi@cityofsanrafael.org

Krystle Rizzi, Contract Planner presented the Staff Report on the project.

Applicant Team gave a presentation on the project.

Applicant Team and Staff responded to questions from the Board Members.

Chair Rege asked for public comments. Public Comment received about general traffic congestion, parking spaces, and emergency evacuation traffic concerns.

Board Members provided comments.

Member Summers moved, Member Kent seconded recommendation of approval with the following recommended conditions:

1. Relocate the open space adjacent to Building 200 towards the northeast, in order to break up the monotony of the four buildings directly northeast.
2. Improve the sense of building entries for the units facing Vivian Street with options such as projecting awnings or soffits that provide additional articulation. Provide a new color for such elements as well.
3. Revise the material of proposed planter box along Vivian Street from concrete masonry unit (CMU) block wall to stucco, stone, or other similar quality material. Provide additional planter boxes along Vivian Street. Consider methods for mitigating the potential for skateboards to affect these planter boxes as well.

Board Members discussed motion.

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

Motion carried 5-0 Yes

DIRECTOR'S REPORT

Staff reported on the following items:

1. Housing Element update
2. Staff to bring Objective Design Standards to DRB for consideration within the next few months

BOARD COMMUNICATION

Member Summers requested Staff to confirm whether it is necessary to have public comment at the beginning of a DRB meeting for any item not on the agenda. This is a relatively new practice that may not be necessary.

ADJOURNMENT

Chair Rege adjourned the meeting at 8:21 p.m.

JEFF BALLANTINE, Senior Planner

APPROVED THIS ____ DAY OF _____, 2021

SARAH REGE, DRB Chair