



**Planning Commission
Regular Meeting**

**Tuesday, June 28, 2022, 7:00 P.M.
MINUTES**

Virtual Meeting

**Watch on Webinar: <https://tinyurl.com/pc-2022-06-28>
Watch on YouTube: <http://www.youtube.com/cityofsanrafael>
Telephone: 1 (669) 900-9128
Meeting ID: 883 2384 1452#
One Tap Mobile: US: + 16699009128,,88323841452#**

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. on Tuesday the week before the meeting will be provided with the agenda materials provided to the Commission.** Correspondence received after this deadline but before the hearing will be conveyed to the Commission 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 Previtali called the meeting to order at 7:01 PM. He then invited Planning Manager Leslie Mendez to call roll.

RECORDING OF MEMBERS PRESENT AND ABSENT

PRESENT: CAMILLE HARRIS, COMMISSIONER
JON HAVEMAN, COMMISSIONER
ALDO MERCADO, COMMISSIONER
JON PREVITALI, CHAIR
SHINGAI SAMUDZI, COMMISSIONER

ABSENT SAMINA SAUDE, VICE-CHAIR
KELLY SHALK, COMMISSIONER

ALSO PRESENT: LESLIE MENDEZ, PLANNING MANAGER
 RENEE NICKENIG, PLANNER
 JAYNI ALLSEP, CONTRACT PLANNER

APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS

No changes were made to the order of the agenda.

PUBLIC NOTIFICATION OF MEETING PROCEDURES

Chair Previtali invited Planning Manager Leslie Mendez, who informed the community the meeting is being streamed live to YouTube and members of the public could provide public comment either on the telephone or through Zoom. She explained the process for community participation on the telephone and Zoom.

ORAL COMMUNICATIONS FROM THE PUBLIC

There was no communication from the public.

CONSENT CALENDAR

Chair Previtali introduced the two items on the Consent Calendar and invited public comment. Planning Manager Leslie Mendez reviewed the procedures for community participation.

- 1. Approval of the Planning Commission Meeting Minutes of June 14, 2022**

- 2. 350 Merrydale/3833 Redwood Hwy - “Merrydale Townhomes”**
ED18-100; TS18-006; UP18-039
Request for a time extension for the Merrydale Townhomes entitlements; APN: 179-041-27, 179-041-28; Planned Development District (PD1979); Michael Hooper (Campus Properties), Applicant; STORAGE EQUITES INC, Owner;
Project Planner: Renee Nickenig Renee.nickenig@cityofsanrafael.org

There being no communication from the public, Chair Previtali closed public comment.

Chair Previtali called for discussion from the Commission. There being no questions or comments from the Commissioners on the Consent Calendar, Chair Previtali called for a Motion.

Commissioner Mercado moved and Commissioner Havemen seconded to approve Items 1 & 2 on the Consent Calendar.

Chair Previtali called for discussion and there being none, invited Planning Manager Leslie Mendez to take roll:

AYES: Commissioners Harris, Haveman, Mercado, and Samudzi
NOES: None
ABSENT: Commissioners Saude and Shalk
ABSTAIN: Chair Previtali [Not in attendance during the June 14 meeting.]

Motion to approve Consent Calendar items 1 and 2, carried 4 – 0

ACTION ITEMS

- 3. Animal Care Facilities**
PLAN22-031; ZO22-002

Proposed Amendment to Table 14.05.020 of Section 14.05.020 of the San Rafael Municipal Code to allow “animal care facilities” excluding exterior kennels, pens or runs, as a conditionally permitted use in the Office (O) District; Citywide-all real property located within O – Office District; Peter Spoerl, applicant;
Project Planner: Jayni Allsep, Contract Planner Jayni.allsep@cityofsanrafael.org

Chair Previtali invited Staff to present the project. Contract Planner Jayni Allsep presented the Staff Report.

Contract Planner then introduced Applicant, Peter Spearl, Esq., who gave a short presentation.

Chair Previtali asked for questions of Staff and Applicant from the Planning Commission. Commissioners Mercado, Samudzi, and Chair Previtali asked questions. Staff & Applicant responded.

Chair Previtali opened public hearing and asked Staff to open public comment.

Comment provided from community member, Lori.

With no further comments from the community, Chair Previtali called on Staff to address public comment.

Commissioners & Staff discussed.

Chair Previtali called for final public comment. There being none, he closed the public hearing and called on Planning Commissioners, in turn, to ask follow-up questions of Staff. Commissioners & Staff discussed further.

Commissioner Samudzi, with Commissioner Mercado, offered additional notes toward a motion.

Chair Previtali called for final comments; there being none he called for a motion.

Commissioner Samudzi moved to accept, with a recommendation to adopt broader standards/best practices across the board, and Commissioner Harris seconded.

Chair Previtali called for discussion and there being none, invited Planning Manager Leslie Mendez to take roll:

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| AYES: | Commissioners Harris, Haveman, Mercado, Samudzi, and Chair Previtali |
| NOES: | None |
| ABSENT: | Vice-Chair Saude and Commissioner Shalk |
| ABSTAIN: | None |

Motion carried 5 – 0

DIRECTOR’S REPORT

Planning Manager reported on the following items:

- Update on Planning Commission meeting calendar and call for advance notice on planned absences
- Update on SB 9 scheduled to go to City Council on July 18, 2022.

COMMISSION COMMUNICATION

Commissioner Mercado asked Staff about the pending hybrid meeting schedule. Staff responded.

ADJOURNMENT

There being no further business, Chair Previtali adjourned the meeting at 8:05 PM.

LESLIE MENDEZ, Planning Manager

APPROVED THIS ____ DAY OF _____, 2022

JON PREVITALI, Chair