



**Planning Commission
Regular Meeting**

**Tuesday, August 9, 2022, 7:00 P.M.
MINUTES**

In-Person:

**San Rafael City Council Chambers
1400 Fifth Avenue, San Rafael, CA 94901**

Participate Virtually:

**Watch on Webinar: <https://tinyurl.com/pc-2022-08-09>
Watch on YouTube: <http://www.youtube.com/cityofsanrafael>
Telephone: 1 (669) 444-9171
Meeting ID: 897 4566 6511#
One Tap Mobile: US: +16694449171,,89745666511#**

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 in-person, virtually using Zoom and is being streamed to YouTube at www.youtube.com/cityofsanrafael.

How to participate in the meeting in-person:

- Stay home if you are experiencing COVID-19 symptoms
- Face coverings are recommended for attendees
- Use the sign-in sheet (optional) which allows notification of potentially exposed individuals if contact tracing reveals COVID-19 transmission may have occurred in a given meeting
- Attendance will be limited to 50 percent of room capacity (no more than 90 persons) and all in-person attendees should socially distance as recommended by public health authorities. If the Chambers are 50% occupied, please participate online instead or utilize the audio feed in the lobby.
- All attendees are encouraged to be fully vaccinated.

How to participate in the meeting virtually:

- Submit public comment in writing before 4:00 p.m. the day of the meeting 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.

CALL TO ORDER

Chair Previtali called meeting to order at 7:03 PM. He then invited Planning Manager Leslie Mendez to call roll.

RECORDING OF MEMBERS PRESENT AND ABSENT

PRESENT: CAMILLE HARRIS, COMMISSIONER (In-person)
JON HAVEMAN, COMMISSIONER (In-person)
ALDO MERCADO, COMMISSIONER (Virtually)
SAMINA SAUDE, VICE-CHAIR (In-person)
JON PREVITALI, CHAIR (In-person)

ABSENT SHINGAI SAMUDZI, COMMISSIONER
KELLY SHALK, COMMISSIONER

ALSO PRESENT: LESLIE MENDEZ, PLANNING MANAGER (In-person)
JEFF BALLANTINE, SENIOR PLANNER (In-person)

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, through Zoom, or in person. She explained the process for community participation in-person, on the telephone and Zoom.

ORAL COMMUNICATIONS FROM THE PUBLIC

There was no communication from the public.

CONSENT CALENDAR

1. Approval of the Planning Commission Meeting Minutes of July 26, 2022

Chair Previtali invited public comment and there was none.

Vice-Chair Saude moved, and Commissioner Harris seconded to approve the Consent Calendar.

Chair Previtali then invited Planning Manager Leslie Mendez to take roll:

AYES: Commissioners Harris, Haveman, Mercado, Vice-Chair Saude, and Chair Previtali

NOES: None

ABSENT: Commissioners Samudzi & Shalk

ABSTAIN: None

Motion carried 5 – 0

ACTION ITEMS

2. 800 & 804 A Street (Ritter Center) PLAN22-026, UP22-003, ED22-009

Request for a Use Permit and an Environmental and Design Review Permit for a Major Medical Facility within an existing building at 800 A Street and to demolish an existing building at 804 A Street in order to expand the parking lot; APNs: 011-264-10 & -06; T5N District; Scott Peterson of INDE Architecture, Applicant; Ritter Center, Owner. Project Planner: Jeff Ballantine, Senior Planner, Jeff.Ballantine@cityofsanrafael.org

Chair Previtali invited Staff to present the project. Project Planner, Jeff Ballantine, presented the Staff Report.

Applicant team, Mark Shotwell, Ritter Center, Paul Coen, PMCohen Public Affairs, and Scott Peterson, Architect, gave a brief presentation.

Chair Previtali asked for questions from the Planning Commission. Staff and Applicant team responded.

Chair Previtali opened public hearing and asked Staff to open public comment. Planning Manager reviewed the procedures on public comment.

Seven public comments provided in support of Application. One public comment provided in support but with clarifying questions.

There being no further public commentary, Chair Previtali closed the public hearing portion and requested responses from Staff and Applicant team to the questions raised in public comment, and for final questions from Commission. Staff & Applicant team addressed questions raised by public comment and Commission.

Chair Previtali asked, in turn, for final comments or questions from Commissioners. There being no further questions or comments, Chair Previtali called for a motion.

Commissioner Mercado moved to approve the Application in front of them, and Commissioner Haveman seconded and offered a final comment on the project.

Chair Previtali invited Planning Manager Leslie Mendez to take roll:

AYES: Commissioners Harris, Haveman, Mercado, Vice-Chair Saude, and Chair Previtali

NOES: None

ABSENT: Commissioners Samudzi & Shalk

ABSTAIN: None

Motion carried 5 – 0

DIRECTOR'S REPORT

Planning Manager reported on the following items:

- Update on Planning Commission reappointments.

- Notice of cancellation of next Planning Commission regular meeting on August 23, 2022.
- Notice and reminder of next/second Housing Element Workshop, community meeting on August 16, 2022.
- Update on projects coming to the Planning Commission.

COMMISSION COMMUNICATION

Commissioner Mercado asked about his virtual appearance. Staff and Commission confirmed that first hybrid meeting of the Planning Commission was a success and a pleasure.

ADJOURNMENT

There being no further business, Chair Previtali adjourned the meeting at 8:06 PM.

LESLIE MENDEZ, Planning Manager

APPROVED THIS ____ DAY OF _____, 2022

JON PREVITALI, Chair