

**In the Council Chambers of the City of San Rafael, October 7, 2019**



**Regular Meeting**

**San Rafael City Council**

**Minutes**

Present: Mayor Phillips  
Vice Mayor McCullough  
Councilmember Bushey  
Councilmember Colin  
Councilmember Gamblin

Absent: None

Also Present: City Manager Jim Schutz  
City Attorney Rob Epstein  
City Clerk Lindsay Lara

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**OPEN SESSION – THIRD FLOOR CONFERENCE ROOM, CITY HALL**

1. None.

**CLOSED SESSION – THIRD FLOOR CONFERENCE ROOM, CITY HALL**

2. Closed Session: - None.

**OPEN TIME FOR PUBLIC EXPRESSION – 7:00 PM**

- Gabriella Carias, Director at Lucas Valley Children's Center, addressed the City Council regarding SEIU Local 1021 Child Care Unit labor negotiations
- Trish Cerutti-Saylors, Director at Vallecito Children's Center, addressed the City Council regarding SEIU Local 1021 Child Care Unit labor negotiations
- Michael Parsons addressed the City Council regarding his concerns with homelessness, downtown matters and city staffing

**CITY MANAGER'S REPORT:**

3. City Manager's Report:

- City Manager Jim Schutz reported:
  - the Marin Wildfire Prevention Authority would be scheduled on the October 21, 2019 City Council meeting agenda
  - the housing development challenges community workshops to be held on November 6th from 7-9:00 p.m. at the Corporate Center and on November 14th from 7-9:00 p.m. in the Council Chambers
  - Costco proposal at Northgate Mall pre-application hearings to be held by the Planning Commission on October 15th at 7 p.m. and by the Design Review Board on October 22nd at 7 p.m. at the Council Chambers

**CONSENT CALENDAR:**

4. Consent Calendar Items:

The Mayor invited public comment on the Consent Calendar; however, there was none

Councilmember Colin moved and Councilmember Bushey seconded to approve Consent Calendar Items:

- a. **Approval of Minutes**  
**Approve Minutes of City Council / Successor Agency Regular Meetings of Monday, September 3, 2019 and Monday, September 16, 2019 (CC)**  
[Approval of Minutes 2019-09-03 and 2019-09-16](#)

*Approved as submitted*

- b. **Design Review Board Vacancy**  
**Call for Applications to Fill One Four-Year Alternate Member Term on the Design Review Board to the End of December 2023 Due to the Expiration of Term of Donald Blayney (CC)**  
[Design Review Board Vacancy](#)

*Approved staff recommendation*

- c. **Marin/Sonoma Mosquito and Vector Control District Representative Reappointment**  
**Reappointment of Pamela Harlem to Fill One Four-Year Term on the Marin/Sonoma Mosquito and Vector Control District Board to the End of December 2023 (CC)**  
[Marin-Sonoma Mosquito and Vector Control District Representative Reappointment](#)

*Approved staff recommendation*

- d. **Pickleweed Advisory Committee**
- 1) **Resolution Renaming the Pickleweed Advisory Board and Adopting New Bylaws of the Pickleweed Advisory Committee; and**
  - 2) **Call for Applications to Fill Two Unexpired Four-Year Terms, One Regular Voting Member and One Alternate Member, to the End of December 2022 on the Pickleweed Advisory Committee (LR)**
- [Pickleweed Advisory Committee](#)

*RESOLUTION 14727 - RESOLUTION RENAMING THE PICKLEWEED ADVISORY BOARD AND ADOPTING NEW BYLAWS OF THE PICKLEWEED ADVISORY COMMITTEE; AND APPROVED STAFF RECOMMENDATION*

- e. **Storm Damage Repair at 70 Irwin Street**  
**Resolution Authorizing the City Manager to Execute a Contract Change Order with Valentine Corporation, Allocating an Additional \$250,000 in Construction Funding, and Expanding the Scope of Work to Install New Drainage Facilities in Support of the Repair of 2017 Storm Damage at 70 Irwin Street, Project No. 11308 (PW)**  
[Storm Damage Repair at 70 Irwin Street](#)

*RESOLUTION 14728 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT CHANGE ORDER WITH VALENTINE CORPORATION, ALLOCATING AN ADDITIONAL \$250,000 IN CONSTRUCTION FUNDING, AND EXPANDING THE SCOPE OF WORK TO INSTALL NEW DRAINAGE FACILITIES IN*

*SUPPORT OF THE REPAIR OF 2017 STORM DAMAGE AT 70 IRWIN STREET,  
PROJECT NO. 11308*

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

**OTHER AGENDA ITEMS:**

**5. Other Agenda Items:**

- a. **New 120-Residential Unit Mixed-Use Building - 703-723 Third Street Resolution Approving a Use Permit (UP18-008), Environmental and Design Review Permit (ED18-018) and Lot Line Consolidation (LLA18-001) to Allow the Construction of a 120-Residential 'Rental' Unit, 73'-Tall, New Mixed-Use Building with 121 Mechanical Garage Parking Lifts and 969 Sq. Ft. of Ground-Floor Commercial Space with Height and Density Bonuses and a Front Setback Waiver, Located on Two Adjacent Downtown Parcels at 703-723 Third St. and 898 Lincoln Ave. (APNS: 011-278-01 & -02) (CD)**

[New 120-Residential Unit Mixed -Use Building - 703-723 Third Street](#)

Planning Manager Raffi Boloyan introduced Senior Planner Steve Stafford who presented the staff report

Mayor Phillips invited public comment

**Speakers:** Bill Carney, Sustainable San Rafael, Amy Likover, Josh Townsend, San Rafael Chamber, Jenny Kerrigan, Casey Mazzoni, San Rafael Chamber and Governmental Affairs Committee

There being no further comment from the audience, Mayor Phillips closed the public comment period

Staff and the consultants responded to questions from the City Council and Councilmembers provided comments.

Councilmember McCullough moved and Councilmember Colin seconded to adopt the Resolution

RESOLUTION 14729 - RESOLUTION APPROVING A USE PERMIT (UP18-008), ENVIRONMENTAL AND DESIGN REVIEW PERMIT (ED18-018) AND LOT LINE CONSOLIDATION (LLA18-001) TO ALLOW THE CONSTRUCTION OF A 120-RESIDENTIAL 'RENTAL' UNIT, 73'-TALL, NEW MIXED-USE BUILDING WITH 121 MECHANICAL GARAGE PARKING LIFTS AND 969 SQ. FT. OF GROUND-FLOOR COMMERCIAL SPACE WITH HEIGHT AND DENSITY BONUSES AND A FRONT SETBACK WAIVER, LOCATED ON TWO ADJACENT DOWNTOWN PARCELS AT 703-723 THIRD ST. AND 898 LINCOLN AVE. (APNS: 011-278-01 & -02)

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

**b. New Library Facilities Planning Study  
Informational Report and Recommendations on the San Rafael Public Library  
Facilities Planning Study (LR)**  
[New Library Facilities Planning Study](#)

City Manager Jim Schutz commented on the item and introduced Susan Andrade-Wax and Henry Bankhead

Assistant Library and Recreation Director Henry Bankhead presented the staff report along with Library and Recreation Director Susan Andrade-Wax. Additionally, Chris Noll of Noll & Tam Architects and Josh Libresco of The OSR Group gave a presentation.

Staff and consultants responded to questions from the City Council. The City Council requested comments from the Library Foundation President Gary Ragghianti.

Mayor Phillips invited public comment

**Speakers:** Leslie Simons, San Rafael Heritage, Linzy Klumpp, San Rafael Heritage, Susan Adler, San Rafael Heritage, Amy Likover, San Rafael Heritage Vice President, Susan Clark, Neil Woodpeck, Glenna Coleman, Jaimi Cortes, Library Board of Trustees Vice-Chair, Sean Prendiville, Friends of the Library President, Jenny Kerrigan, Edwina Whitbeck, Stacey Laumann

There being no further comment from the audience, Mayor Phillips closed the public comment period

City Councilmember provided comments.

Councilmember Bushey moved and Councilmember McCullough seconded to accept the report and provided direction to staff to research funding strategies, create a reuse plan for the Carnegie building, review past Group 4 work completed for the existing downtown location, and present a proposal for the creation of a conceptual design for the joint library and community center at Albert Park.

Accepted report and provided direction to staff

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

**c. Information Technology Services Agreement  
Resolution Authorizing the City Manager to Execute a General Service Agreement  
with Addendum with Xantrion, Inc. for Information Technology Services from  
November 1, 2019 Through October 31, 2020 In An Amount Not to Exceed  
\$1,052,000 (DS)**  
[Information Technology Services Agreement](#)

Director of Digital Service and Open Government Rebecca Woodbury presented the staff report and Xantrion President Anne Bisagno provided comments

Staff and Anne Bisagno responded to questions from the City Council

The Mayor invited public comment; however, there was none

Councilmember Bushey moved and Councilmember Gamblin seconded to adopt the Resolution

RESOLUTION 14730 - RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A GENERAL SERVICE AGREEMENT WITH ADDENDUM WITH XANTRION, INC., FOR INFORMATION TECHNOLOGY SERVICES FROM NOVEMBER 1, 2019 THROUGH OCTOBER 31, 2020 IN AN AMOUNT NOT TO EXCEED \$987,000

AYES: Councilmembers: Bushey, Colin, Gamblin, McCullough & Mayor Phillips  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None

**COUNCILMEMBER REPORTS / REQUESTS FOR FUTURE AGENDA ITEMS:**

**6. Councilmember Reports:**

- Councilmember Colin reported on:
  - Marin County Council of Mayors and Councilmembers (MCCMC) Homeless Committee meeting
  - Marin Transit meeting involving the short-range transit plan
- Mayor Phillips reported that SMART agreed to close the Jacoby railroad crossing

**SAN RAFAEL SUCCESSOR AGENCY:**

**1. Consent Calendar: - None.**

**ADJOURNMENT:**

Mayor Phillips adjourned the City Council meeting at 10:07 p.m.

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LINDSAY LARA, City Clerk

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
GARY O. PHILLIPS, Mayor