



**Planning Commission  
Regular Meeting**

**Tuesday, September 13, 2022, 7:00 P.M.  
AGENDA**

**In-Person:**

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

**Participate Virtually:**

**Watch on Webinar: <https://tinyurl.com/pc-2022-09-13>  
Watch on YouTube: <http://www.youtube.com/cityofsanrafael>  
Telephone: 1 (669) 444-9171  
Meeting ID: 897 4566 6511#  
One Tap Mobile: US: +16694449171,,89745666511#**

**CALL TO ORDER**

Chair Previtali called meeting to order at 7:00 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)  
SHINGAI SAMUDZI, COMMISSIONER (In-person)  
SAMINA SAUDE, VICE-CHAIR (In-person)  
KELLY SHALK, COMMISSIONER (In-person)  
JON PREVITALI, CHAIR (In-person)

**ABSENT** ALDO MERCADO, COMMISSIONER

**ALSO PRESENT:** LESLIE MENDEZ, PLANNING MANAGER (In-person)  
JAYNI ALLSEP, CONTRACT 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 one communication from community member, Grace Geraghty, which was read aloud by staff due to technical difficulties with audio inside Chambers.

## CONSENT CALENDAR

### 1. Approval of the Planning Commission Meeting Minutes of August 9, 2022

Chair Previtali invited public comment and there was none.

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

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

AYES: Commissioners Harris, Haveman, Samudzi, Vice-Chair Saude, Commissioner Shalk and Chair Previtali

NOES: None

ABSENT: Commissioner Mercado

ABSTAIN: None

Motion carried 6 – 0

### ACTION ITEMS

#### 2. 326 and 308 Mission Avenue

PLAN21-041, ZC20-001, UP20-022, ED 20-051

State Clearinghouse #2021110398

Notice of Availability of a Draft Environmental Impact Report (EIR) to assess impacts of the Aldersly Retirement Community Development Plan Amendment Project, 326 and 308 Mission Avenue APNs: 014-054-31 and -32; Planned Development (PD-1775) Zoning District; Applicant: Peter Lin, Greenbriar Development; Property Owner: Peter Schakow, Aldersly Retirement Community.

**Project Planner:** Jayni Allsep, Contract Planner, [jayni.allsep@cityofsanrafael.org](mailto:jayni.allsep@cityofsanrafael.org)

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

Chair Previtali asked for questions from the Planning Commission. Staff responded. Commissioner Samudzi recused himself.

Chair Previtali opened public hearing and asked Staff to open public comment. Staff did so and reviewed the procedures on public comment via zoom, telephone, and in person.

Four public comments were provided and heard by the Commission and Staff.

There being no further public commentary, Chair Previtali closed the public hearing portion and requested responses from Staff to the questions raised in public comment.

Chair Previtali then asked, in turn, for final comments from Commissioners. Commissioners provided final comments. Commissioner Samudzi recused himself.

There being no vote or further discussion on this item, Chair Previtali turned to the next item on the Agenda.

### 3. Text Amendments for Streetaries Ordinance

ZO22-004

Proposed edits to the Zoning Ordinance and Downtown Precise Plan to conform with the proposed adoption of an ordinance of the City of San Rafael adding Chapter 11.70 ("STREETARIES" OUTDOOR EATING AREAS) to Title 11 (PUBLIC WORKS) of the San Rafael Municipal Code; amending Section 14.16.277 of Chapter 14.16 (SITE USE AND REGULATIONS), Section 14.17.110 of Chapter 14.17 (PERFORMANCE STANDARDS), Section 14.05.020 of Chapter 14.05 (COMMERCIAL AND OFFICE DISTRICTS), Section 14.06.020 of Chapter 14.06 (INDUSTRIAL DISTRICTS) and Section 14.08.020 of Chapter 14.08 (MARINE DISTRICT) of Title 14 (ZONING) of the San Rafael Municipal Code; and amending Table 2.3.070.A (USE TABLE) of Chapter 9 (DOWNTOWN FORM-BASED CODE) of the Downtown San Rafael Precise Plan relating to outdoor eating areas in the public right-of-way.

**Project Planner:** Leslie Mendez, Planning Manager,  
[leslie.mendez@cityofsanrafael.org](mailto:leslie.mendez@cityofsanrafael.org)

Chair Previtali invited Staff to present the project. Planning Manager, Leslie Mendez, presented the Staff Report.

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

Chair Previtali opened public hearing and asked Staff to open public comment. Staff did so and reviewed the procedures on public comment via zoom, telephone, and in person.

Two public comments were provided and heard by the Commission and Staff.

There being no further public commentary, Chair Previtali closed the public hearing portion and requested responses from Staff to the questions raised in public comment.

Chair Previtali then asked, in turn, for final comments from Commissioners. Commissioners provided final comments, and Chair Previtali subsequently called for a motion.

Commissioner Samudzi moved to approve the proposed edits to the Zoning Ordinance and Downtown Precise Plan in front of them, and Commissioner Haveman seconded.

Chair Previtali invited Planning Manager Leslie Mendez to take roll:

**AYES:** Commissioners Harris, Haveman, Samudzi, Vice-Chair Saude, Commissioner Shalk and Chair Previtali

**NOES:** None

**ABSENT:** Commissioner Mercado

**ABSTAIN:** None

Motion carried 6 – 0

### **DIRECTOR'S REPORT**

Planning Manager reported on the following items:

- The first reading of the Streetaries Ordinance is scheduled to be heard Monday, September 19th, 2022.

- Planning Commission meeting set for September 27, 2022, is cancelled.
- Study session on the current Northgate Mall project has been postponed.
- The Housing Element is coming to Commission October/November 2022.
- Master Fee Schedule Update is underway.
- Update on Objective Development Standards.

**COMMISSION COMMUNICATION**

Chair Previtali requested a report on the changes to the Planning Commission by City Council.

**ADJOURNMENT**

There being no further business, Chair Previtali adjourned the meeting at 9:04 PM.

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LESLIE MENDEZ, Planning Manager

APPROVED BY PLANNING COMMISSION ON \_\_\_\_\_, 2022