



**Design Review Board
Regular Meeting**

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

Virtual Meeting

Watch on Webinar: <https://tinyurl.com/drb-2022-09-07>

Telephone: 1 (669) 900 6833

Meeting ID: 880 1015 0251#

One Tap Mobile: US: + 16699006833, 88010150251#

CALL TO ORDER

Chair Rege called the meeting to order at 7:00 p.m. Chair Rege then invited Senior Planner Jeff Ballantine to call roll.

RECORDING OF MEMBERS PRESENT AND ABSENT

Present: Chair Sarah Rege
Vice Chair Sharon Kovalsky
Board Member Michael Alexin
Board Member Jeff Kent
Board Member Stewart Summers

Also Present: Jeff Ballantine, Staff, Senior Planner & DRB Secretary
Donald Blayney, Alternate Board Member

PUBLIC NOTIFICATION OF MEETING PROCEDURES

Chair Rege invited Staff & Senior Planner, Jeff Ballantine, to inform the members of the public that they can provide public comment either in person in the Council Chambers, by telephone or via zoom with 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 May 17, 2022

Board members indicated to Staff to bring consideration for approval of these meeting minutes for the next Design Review Board meeting since physical copies of the minutes were not provided to Board members.

ACTION CALENDAR

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

- 1. Selection of a Public Art Review Board Representative.** Request of the Design Review Board select a Public Art Review Board representative for a two (2) year term.

Jeff Ballantine, Senior Planner, provided background information on the Public Art Review Board.

Jeff Ballantine responded to questions from Board Members.

Vice Chair Kovalsky volunteered to be the Public Art Review Board representative.

Chair Rege asked for public comments. No public comment was received.

Member Kent moved, Member Summers seconded motion for Vice Chair Kovalsky to be the Public Art Review Board representative.

AYES: Members: Alexin, Kovalsky, Kent, Rege, Summers

NOES: Members: None

ABSENT: Members: None

ABSTAIN: Members: None

Motion carried 5-0 Yes

- 2. Objective Planning Standards.** Review draft “objective” planning design standards for multifamily residential buildings located outside the Downtown Precise Plan area
Project Planner: Jeff Ballantine, Senior Planner (jeff.ballantine@cityofsanrafael.org) and Monica Ly, Senior Planner (monica.ly@cityofsanrafael.org)
Recommended Action – Review and provide input on draft objective planning design standards.

Jeff Ballantine, Senior Planner, presented the Staff Report on the project.

Jeff Ballantine responded to questions from the Board Members.

Chair Rege asked for public comments. Public Comment received from Grace Geraghty indicating that she agrees with many of the DRB members that she does not want a one size fits all approach.

Board Members provided the following general comments.

1. General Comments
 - a. These standards shall only apply to SB 35 applications and not to all projects.
 - b. Include graphics to illustrate the proposed standards
2. Building Projections/Recesses
 - a. Propose a requirement for building projections/recesses that is scalable depending on the size of the building
 - b. The required projection/recess needs to more than 2 feet in depth

3. Transparency
 - a. Require 50% transparency for ground floor commercial, 30% transparency for ground floor residential and 30% transparency for upper floors.
 - b. This applies to all 4 sides of the building.

4. Additional Building Articulation Comments
 - a. Menu of Options. Consider offering a menu of options to achieve building articulation and requiring compliance with a certain number of any of those options
 - b. Vertical Articulation. Require vertical articulation in addition to horizontal articulation.
 - c. Materials. Require at least two different building materials
 - d. Ground floor parking. Include provisions specifically for ground floor parking. Consider utilizing example from Alameda that requires landscaping, green screens, and/or artistic elements. Also consider requiring that parking be setback from the front property line by a certain distance.
 - e. Height. Consider requiring buildings that exceed the height of their base zoning district to be setback further from the required setbacks of the base zoning district.

5. Future Focus Areas
 - a. Landscaping
 - b. Open Space
 - c. Lighting

INFORMATIONAL ITEM

DIRECTOR'S REPORT

City Council intends to make cleanup changes to the Design Review Board bylaws. Staff will report back at the following meeting with additional information.

BOARD COMMUNICATION

No Board communication was provided.

ADJOURNMENT

Chair Rege adjourned the meeting at 8:45 p.m.

JEFF BALLANTINE, Senior Planner

APPROVED THIS ____ DAY OF _____, 2022

SARAH REGE, DRB Chair