



**Planning Commission
Regular Meeting**

**Tuesday, April 11, 2023, 7:00 P.M.
AGENDA**

Participate In-Person:

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

or

Participate Virtually:

Watch on Webinar: <https://tinyurl.com/PlanningCommission23>

Watch on YouTube: <http://www.youtube.com/cityofsanrafael>

Telephone: 1 (669) 444-9171

Meeting ID: 815 0028 1975#

One Tap Mobile: US: +16694449171,, 81500281975#

CALL TO ORDER

Chair Saudi called meeting to order at 7:00 PM. She then reminded those who are attending that this hearing is simultaneously being translated and invited Planning Manager Leslie Mendez to call roll.

RECORDING OF MEMBERS PRESENT AND ABSENT

PRESENT: JON PREVITALI, COMMISSIONER 4/1
KELLY SHALK, COMMISSIONER
JON HAVEMAN, VICE-CHAIR
SAMINA SAUDE, CHAIR

ABSENT ALDO MERCADO, COMMISSIONER
SHINGAI SAMUDZI, COMMISSIONER

ALSO PRESENT: LESLIE MENDEZ, PLANNING MANAGER
JEFF BALENTINE, SENIOR PLANNER
MICAH HINKLE, DIRECTOR OF ECONOMIC DEVELOPMENT AND INNOVATION
ALI GIUDICE, COMMUNITY DEVELOPMENT DIRECTOR

APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS

Chair Saude moved on to the order of the agenda, she asked if there are any changes.

No changes were made to the order of the agenda.

PUBLIC NOTIFICATION OF MEETING PROCEDURES

Chair Saude asked Planning Manager Leslie Mendez to address how public comment will work this evening. She mentioned that due to the number of folks in attendance, public comment will be limited to two minutes.

Planning Manager Leslie Mendez informed the community that the in-person meeting would also be recorded and streamed live to YouTube and through Zoom, and members of the public could provide public comment either on the telephone or through Zoom. She explained the process for the community participating through Zoom and in-person.

Chair Saude describes the meeting procedures for the night.

ORAL COMMUNICATIONS FROM THE PUBLIC

Chair Saude next allowed time for those who have urgent communication on a topic not on the agenda, to address the Commission at this time.

Leslie Mendez invited the public to give comments on items not on the agenda. She then provided reminders of how to give public comments for both in person, zoom, or by phone.

There was no comment from community members.

CONSENT CALENDAR

- i. **Approval of the Planning Commission Meeting Minutes of January 24, 2023**
Recommended Action – Approve minutes as submitted.

Chair Saude invited public comment and there was none.

Commissioner Previtali moved, and Vice Chair Haveman seconded to approve both the Consent Calendar.

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

AYES: Commissioner Previtali, Shalk, Vice-Chair Haveman, and Chair Saude.

NOES: None

ABSENT: Commissioner Mercado and Samudzi

ABSTAIN: None

Motion carried 4– 0

ACTION ITEMS

2. **1515 4th Street – New Mixed-Use Building.** Request for an Environmental and Design Review Permit for a proposed new mixed-use building with 162 residential units and 8,900 square feet of ground floor commercial space; APN: 011-245-41; T4MS 50/70, T4MS 50/70 Open, and T4N 40/50 Zoning District; 1515 Fourth Street Associates LLC, owner; Collin Monahan, applicant.

Recommended Action- approval of the Environmental and Design Review Permit application subject to conditions of approval in the Draft Resolution.

Chair Saude invited Staff to present the staff report for revocation of the New mixed-use building at 1515 4th Street Use Permit for George’s night club located at 842 Fourth Street.

Senior Planner, Jeff Ballantine gave a presentation of the proposed project.

The applicants, Tom Monahan, Riley Hurd, Isaiah Stackhouse gave their presentation of the proposed project at 1515 4th Street showing visuals, data, and more.

Chair Saude asked for questions from the Commissioners, and to save comments and discussion until after the public hearing.

The Planning Commissioners presented questions to applicants and staff. Applicant and staff responded.

Chair Saude asked for Leslie Mendez to open the public meeting.

Leslie Mendez provided instructions once more on how to provide public comment for those who are watching and or present. There was no public comment.

There were 37 attendees who provided public comment. Thirty in person and seven virtual.

Chair Saude closed the public hearing and allowed staff to answer questions that were raised by the public.

Chair Saude turned it over to the Commissioners for comments or discussion.

Vice Chair Haveman moved, and Commissioner Shalk seconded to accept as staff presented.

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

AYES: Commissioners Shalk, Vice-Chair Haveman, and Chair Saude.

NOES: Commissioner Previtali

ABSENT: Commissioners Mercado and Samudzi

ABSTAIN: None

Motion carried 3 - 1

DIRECTOR'S REPORT

Planning Manager reported on the following items:

1. Commissioner updates: Interviews for the new Planning Commissioner occurring on Monday April 17, 2023.
2. Upcoming PC meetings: In two weeks there we'll have another planning commission meeting for the Draft Housing Element.

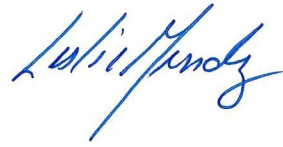
COMMISSION COMMUNICATION

Chair Saude asked if any members have any communication and allowed opportunity to provide comments.

Commissioner Previtali asked for an update on the Northgate Project.

ADJOURNMENT

There being no further business, Chair Saude adjourned the meeting at 10:01 PM.

A handwritten signature in blue ink, appearing to read "Leslie Mendez", written in a cursive style.

LESLIE MENDEZ, Planning Manager

APPROVED BY PLANNING COMMISSION ON April 25, 2023