



**Planning Commission  
Regular Meeting**

**Tuesday, April 25, 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 7:02 PM. She then invited Planning Manager Leslie Mendez to call roll.

**RECORDING OF MEMBERS PRESENT AND ABSENT**

**PRESENT:** ALDO MERCADO, COMMISSIONER  
JON PREVITALI, COMMISSIONER  
SHINGAI SAMUDZI, COMMISSIONER  
JON HAVEMAN, VICE-CHAIR  
SAMINA SAUDE, CHAIR

**ABSENT** KELLY SHALK, COMMISSIONER

**ALSO PRESENT:** LESLIE MENDEZ, PLANNING MANAGER  
BARRY MILLER, CONTRACT PLANNER  
CHRIST HESS, ASSISTANT DIRECTOR  
ALEXIS CAPTANTIAN, HOUSING ANALYST

**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 three 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**

#### **1. Approval of the Planning Commission Meeting Minutes of April 11, 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 Mercado, Previtali, Samudzi, Vice-Chair Haveman, and Chair Saude.

NOES: None

ABSENT: Commissioner Shalk

ABSTAIN: None

Motion carried 5– 0

### **ACTION ITEMS**

- 2. Housing Element Adoption Resolution.** Adoption of the San Rafael 2023-2031 Housing Element, Amendments to the Safety and Resilience Element of the 2040 San Rafael General Plan to comply with recent changes to State law, and Rezoning of certain properties for consistency with the 2040 San Rafael General Plan.

Chair Saude invited Staff to present the staff report for the adoption of the San Rafael 2023-2031 Housing Element, Amendments to the Safety and Resilience Element of the 2040 San Rafael general Plan to comply with the recent changes to State law, and Rezoning of certain properties for consistency with the 2040 San Rafael General Plan.

Assistant Community Development Director, Chris Hess provided introduction for the presentation of the proposed Housing Element Adoption Resolution by Barry Miller, Contract Planner.

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 staff. Staff responded.

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

Leslie Mendez provided instructions once more on how to provide public comment for those who are watching and or present.

There were two attendees who provided public comment. One in person and one 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.

Commissioner Samudzi moved and Chair Saude seconded to Recommend City Council Adoption of the San Rafael 2023-2031 Housing Element.

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

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

NOES: None

ABSENT: Commissioners Shalk

ABSTAIN: None

Motion carried 5 – 0

Commissioner Previtali moved and Commissioner Samudzi seconded to Recommend City Council adopt amendment to the Safety and resilience element.

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

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

NOES: None

ABSENT: Commissioners Shalk

ABSTAIN: None

Motion carried 5 – 0

Chair Saude moved and Vice Chair Haveman seconded to Recommend City Council rezoning of residence adjacent to 86 Cullendon Park.

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

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

NOES: None

ABSENT: Commissioners Shalk

ABSTAIN: None

Motion carried 5 – 0

Vice Chair Haveman moved and Chair Saude seconded to recommendation to City Council for the rezoning of what is essentially 380 and 401 Merrydale.

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

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

NOES: None

ABSENT: Commissioners Shalk

ABSTAIN: None

Motion carried 5 - 0

### **DIRECTOR'S REPORT**

Planning Manager reported on the following items:

1. Commissioner updates: Hoping to start Jill Rodby, a new member of the Planning Commission Board in the next meeting.
2. Upcoming PC meetings: There will not be a meeting on May 9<sup>th</sup>, 2023, next meeting may be scheduled May 23, 2023.
3. George's Nightclub has been appealed and will go to the City Council on May 1<sup>st</sup>.
4. 1515 Fourth Steet is going to City Council on May 8<sup>th</sup> as Planning Commission Approval has been appealed.
5. The Housing Element will be going to City Council on May 15<sup>th</sup>.

### **COMMISSION COMMUNICATION**

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

The board expressed their thanks and appreciation for the staff.

Vice Chair Haveman brought up the projects brought to the Design Review Board Meeting.

**ADJOURNMENT**

There being no further business, Chair Saude adjourned the meeting at 8:08 PM.

A handwritten signature in blue ink that reads "Jeff Ballantine". The signature is written in a cursive, flowing style. Below the signature is a short horizontal line.

JEFF BALLANTINE, Senior Planner

APPROVED BY PLANNING COMMISSION ON July 11, 2023