



## MINUTES

### SAN RAFAEL CITY COUNCIL SPECIAL MEETING MONDAY, MAY 8, 2023 AT 6:30 P.M.

#### In-Person:

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

#### Participate Virtually:

Watch on Zoom Webinar: <https://tinyurl.com/ccsm-2023-05-08>

Watch on YouTube: [www.youtube.com/cityofsanrafael](http://www.youtube.com/cityofsanrafael)

Listen by phone: (669) 444-9171

ID: 844-6433-7136#

One Tap Mobile: +16694449171,,84464337136# US

Present: Councilmember Bushey  
Councilmember Hill  
Councilmember Kertz  
Vice Mayor Llorens Gulati  
Mayor Kate

Absent: None

Also Present: City Manager Jim Schutz  
Outside Counsel Nira Doherty  
City Clerk Lindsay Lara

Mayor Kate called the meeting to order at 6:30 p.m. and invited City Clerk Lindsay Lara to call the roll. All members of the City Council were present.

City Clerk Lindsay Lara informed the community that the in-person meeting would be recorded and streamed live to YouTube and through Zoom, and members of the public would provide public comment either on the telephone or through Zoom. She explained the process for community participation on the telephone, through Zoom and in-person.

1. [Environmental and Design Review Permit for New Mixed-Use Building at 1515 4<sup>th</sup> Street](#)  
**Resolution Denying an Appeal (AP23-002) and Affirming the Planning Commission's April 11, 2023 Action Approving an Environmental and Design Review Permit (ED-22-016) for a New Mixed-Use Building with 162 Residential Units and 8,900 Square Feet of Ground Floor Commercial Space Located at 1515 4<sup>th</sup> Street and Determining the Project Exempt from the California Environmental Quality Act Pursuant to CEQA Guidelines Section 15332 (CD)**  
*Recommended Action - Adopt Resolution*

Senior Planner Jeff Ballantine and Deputy Public Works Director/Traffic Engineer Rafat Raie presented the staff report.

Appellant Vikram Seshadri gave a presentation.

Applicant Collin Monahan gave a presentation.

Staff responded to questions from the City Council.

Mayor Kate opened the public hearing.

**Speakers:** Name withheld, Joanne Webster, San Rafael Chamber of Commerce, Glenn Dizon, Neal Zimmermann, George Huff, Bruce Carlson, David Hayden, Will Beckman, Haden Ongaro, Jay Cross, Jennifer Deeto, Dave Mariottini, Stuart Watson, Cathryn, Judith Bloomberg, David, Nicholas Tuosto, Jeff Rich, Joe McCallum, San Rafael Chamber of Commerce, Name withheld, Carol Page, Vickie Seavers, Noah Reischmann, Susan Bradford, Bill Dittman, Donni O’Ryan, Joe Uzarski, Bella, Susan Adler, Mari Tamburo, Name withheld, Cinky Tomaskow, Susan Wilkinson, Name withheld, Jonathan

Meeting called to recess at 9:01 p.m.

Meeting called back in session at 9:10 p.m.

**Speakers:** Martha, Andrea, Jennifer Silva, Marin Environmental Housing Collaborative, Vicki Masseria, San Rafael Chamber of Commerce, Bill Carney, Sustainable San Rafael, Melinda, Bill Smith, Bob Pendoley, Marin Environmental Housing Collaborative, Nancy Koster, Name withheld, Carol Parks, San Rafael Chamber of Commerce

There being no further comment from the audience, Mayor Kate closed the public hearing.

Staff responded to questions from the public and City Council.

Councilmember Bushey moved and Councilmember Kertz seconded to adopt the resolution.

Ayes: Councilmembers: Bushey, Hill, Kertz, Llorens Gulati and Mayor Kate  
Noes: Councilmembers: None  
Absent: Councilmembers: None

*Resolution 15214 - Resolution Denying an Appeal (AP23-002) and Affirming the Planning Commission’s April 11, 2023 Action Approving an Environmental and Design Review Permit (ED-22-016) for a New Mixed-Use Building with 162 Residential Units and 8,900 Square Feet of Ground Floor Commercial Space Located at 1515 4<sup>th</sup> Street and Determining the Project Exempt from the California Environmental Quality Act Pursuant to CEQA Guidelines Section 15332*

**ADJOURNMENT:**

Mayor Kate adjourned the meeting at 10:31 p.m.

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LINDSAY LARA, City Clerk

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

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KATE COLIN, Mayor