



**Planning Commission
Regular Meeting**

**Tuesday, May 10, 2022, 7:00 P.M.
MINUTES**

Virtual Meeting

**Watch on Webinar: <https://tinyurl.com/pc-2022-05-10>
Watch on YouTube: <http://www.youtube.com/cityofsanrafael>
Telephone: 1 (669) 900 6833
Meeting ID: 897 4566 6511#
One Tap Mobile: US: + 16699006833,,89745666511#**

CORONAVIRUS (COVID-19) ADVISORY NOTICE

In response to Assembly Bill 361, the City of San Rafael is offering teleconference without complying with the procedural requirements of Government Code section 54953(b)(3). This meeting will be held virtually using Zoom.

How to participate in the meeting:

- **Submit public comments in writing. Correspondence received by 10:00 p.m. on Tuesday the week before the meeting will be provided with the agenda materials provided to the Commission.** Correspondence received after this deadline but before the hearing will be conveyed to the Commission as a supplement. Send correspondence to the project planner or to PlanningPublicComment@cityofsanrafael.org; or send in writing to Planning Division, CDD; 1400 5th Ave. 3rd Fl.; San Rafael, CA 94901.
- Join the Zoom webinar and use the 'raise hand' feature to provide verbal public comment.
- Dial-in to Zoom's telephone number using the meeting ID and provide verbal public comment.

Any member of the public who needs accommodations should contact the City Clerk (email city.clerk@cityofsanrafael.org or phone at 415-485-3066) who will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Members of the public may speak on Agenda items.

CALL TO ORDER

Chair 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: JON PREVITALI, CHAIR
SAMINA SAUDE, VICE CHAIR
CAMILLE HARRIS, COMMISSIONER
ALDO MERCADO, COMMISSIONER (Arrived at 7:03)
JON HAVEMAN, COMMISSIONER
SHINGAI SAMUDZI, COMMISSIONER

ALSO PRESENT: LESLIE MENDEZ, PLANNING MANAGER
KRYSTLE RIZZI, PROJECT CONTRACT PLANNER

APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS

No changes 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 or through Zoom. She explained the process for community participation on the telephone and Zoom.

ORAL COMMUNICATIONS FROM THE PUBLIC

None.

CONSENT CALENDAR

Approval of the Planning Commission Meeting Minutes of April 12, 2022

Chair Previtali invited public comment and there was none.

Commissioner Mercado moved and Commissioner Haveman seconded to approve the Consent Calendar. Chair Previtali invites Planning Manager Leslie Mendez to take roll:

AYES: Commissioners Harris, Haveman, Mercado, Vice Chair Suade, & Chair Previtali
NOES: None
ABSENT: None
ABSTAIN: Commissioner Samudzi

Motion carried 5 – 0

ACTION ITEMS

88 Vivian Street (70-unit Residential Development)

To demolish the existing Country Club Bowl and construct 70 for-sale residential units, including six available to low-income households, in 14 separate buildings.; APN: 008-092-02; Neighborhood Commercial (NC) Zone; Matt Ashton of Ashton 3, LLC Applicant; Charlie Kinstler, Owner; Canal Neighborhood Project Planner: Krystle Rizzi, Contract Planner, krystle.rizzi@cityofsanrafael.org

Chair Previtali invited Project Planner to present the Staff Report. Krystle Rizzi presented.

Applicant, Matt Ashton, gave a presentation.

Staff & Applicant responded to questions from the Commissioners.

Chair Previtali opened public hearing and asked Staff to open public comment.

Comment in support of project from resident, Melanie Stein.

Comment about impacted parking by resident, Jeri Di Pietro.

Chair Previtali closed public hearing and called on Commissioners, in turn, to ask follow-up questions of Applicant and Staff.

Commissioners discussed general parking concerns in Marin County and San Rafael.

Commissioners offered final comments on the Project.

Commissioner Samudzi moved and Vice Chair Saude seconded a motion to adopt the recommended action, with the corrections highlighted by staff planner per the Staff Report.

Planning Manager takes roll:

AYES: Commissioners Harris, Haveman, Mercado, Samudzi, Vice Chair Saude,
& Chair Previtali
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried 6 – 0

DIRECTOR'S REPORT

Planning Manager reported on the following items:

- Update on the next Planning Commission meeting
- Update on first streamlined DRB review of a 10-unit development on Brookdale.
- Update on the first hybrid meetings of DRB and PC in second half of June 2022.

COMMISSION COMMUNICATION

None.

ADJOURNMENT

There being no further business, Chair Previtali adjourned the meeting at 8:26 PM.

LESLIE MENDEZ, Planning Manager

APPROVED THIS ____ DAY OF _____, 2022

JON PREVITALI, Chair