



**Design Review Board  
Special Meeting**

**Tuesday July 18, 2023 6:00 P.M.  
MINUTES**

**Participate In-Person:**

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

**Participate Virtually:**

**Watch on Webinar: <https://tinyurl.com/drb-2023>  
Telephone: 1 (669) 444-9171  
Meeting ID: 885 6816 1418**

This meeting will be held in-person. The public may attend in-person or participate virtually using Zoom.

How to participate in the meeting virtually:

- Submit public comment in writing before 4:00 p.m. the day of the meeting to [PlanningPublicComment@cityofsanrafael.org](mailto:PlanningPublicComment@cityofsanrafael.org)
  - 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 press \*9 to raise your hand, and \*6 to unmute yourself, then provide verbal public comment.
- If you experience technical difficulties during the meeting, please contact [PlanningPublicComment@cityofsanrafael.org](mailto:PlanningPublicComment@cityofsanrafael.org)

**CALL TO ORDER**

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

**RECORDING OF MEMBERS PRESENT AND ABSENT**

Present: Chair Sharon Kovalsky  
Board Member Michael Alexin  
Board Member Stewart Summers  
Alternate Board Member Donald Blayney

Absent: Vice Chair Jeff Kent  
Board Member Sarah Rege

Also Present: Jeff Ballantine, Staff, Senior Planner & DRB Secretary

**PUBLIC NOTIFICATION OF MEETING PROCEDURES**

Chair Kovalsky invited Staff & Senior Planner, Jeff Ballantine, to inform the public that members 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 Kovalsky reviewed the procedures for the meeting.

## **URGENT ORAL/EMAIL COMMUNICATIONS FROM THE PUBLIC**

Chair Kovalsky called for any comments from the public on items NOT on the agenda. Two members of the Carpenter's Union provided public comment.

## **CONSENT CALENDAR**

Chair Kovalsky 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 April 18, 2023**

Member Summers moved and Member Alexin seconded to approve the Minutes as submitted.

AYES: Members: Alexin, Blayney, Kovalsky, Summers

NOES: Members: None

ABSENT: Members: Kent, Rege

ABSTAIN: Members: None

Motion passes.

## **ACTION CALENDAR**

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

### **2. 5800 Northgate Drive – Northgate Town Square**

Request for Planning Commission recommendation for an Environmental and Design Review Permit to allow the comprehensive redevelopment of the existing Northgate Mall into a new, phased mixed-use development with retail and 1,422 residential units on a 44.76-acre site. APNs: 175-060-12, -40, -59, -61, -66 & -67; General Commercial (GC) District; Permit # PLAN21-039, ZC21-001, UP21-007, ED21-024, TS21-002.

**Project Planner:** Heather Hines ([hhines@m-group.us](mailto:hhines@m-group.us))

*Recommended Action – Review and provide input on items discussed in staff report*

Consultant Planner, Heather Hines, provided a staff presentation on the project.

Applicant Team gave a presentation on the project.

Applicant Team and Staff responded to questions from the Board Members.

Chair Kovalsky asked for public comments. Public comment was provided by 28 members of the public. A number of the comments expressed the following concerns: use of artificial landscaping materials; safety concerns with shared bicycle/pedestrian paths; desire for a larger town square; desire for no drive-thru restaurants; inclusion of universal design; improved connection to the SMART train station; and inclusion of public space for use during extreme weather events.

Board Members provided comments.

Member Summers moves, Member Alexin seconds motion to recommend that this item be continued to a date certain of August 22, 2023 at 6:00 p.m.

AYES: Members: Alexin, Blayney, Kovalsky, Summers  
NOES: Members: None  
ABSENT: Members: Kent, Rege  
ABSTAIN: Members: None

Motion passes.

**DIRECTOR'S REPORT**

No Director's report was provided.

**BOARD COMMUNICATION**

No Board Communication was provided.

**ADJOURNMENT**

Chair Kovalsky adjourned the meeting at 9:36 p.m.



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JEFF BALLANTINE, Senior Planner