



## AGENDA - REVISED

SAN RAFAEL CITY COUNCIL - MONDAY, DECEMBER 4, 2023

REGULAR MEETING AT 7:00 P.M.  
San Rafael City Council Chambers  
1400 Fifth Avenue, San Rafael, CA 94901

### Watch Online:

Watch on Zoom Webinar: <https://tinyurl.com/cc-2023-12-04>

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

Listen by phone: (669) 444-9171

ID: 844-3204-9611#

One Tap Mobile: +16694449171,,84432049611# US

This meeting will be held in-person. This meeting is being streamed to YouTube at [www.youtube.com/cityofsanrafael](http://www.youtube.com/cityofsanrafael).

How to participate in the meeting:

- Provide them in-person at the meeting. You are welcome to come to the meeting and provide public comment in-person. Each speaker will have 2-minutes to provide public comment.
- Submit your comments by email to [city.clerk@cityofsanrafael.org](mailto:city.clerk@cityofsanrafael.org) by 4:00 p.m. the day of the meeting.

If you experience technical difficulties during the meeting, please contact [city.clerk@cityofsanrafael.org](mailto:city.clerk@cityofsanrafael.org).

### **OPEN SESSION - THIRD FLOOR CONFERENCE ROOM - 5:45 P.M.**

1. Mayor Kate to announce Closed Session items.

### **CLOSED SESSION - THIRD FLOOR CONFERENCE ROOM - 5:45 P.M.**

2. Closed Session:

- a. Conference with Labor Negotiators - Government Code Section 54957.6

Lead Negotiators: Timothy L. Davis and Allison B. Hernandez (Burke, Williams & Sorensen)  
Agency Designated Representatives: Cristine Alilovich, John Stefanski, Angela Robinson Piñon, Paul Navazio, Marissa Sanchez and Sylvia Gonzalez

Employee Organizations: San Rafael Police Mid-Management Association; Public Employee Union, Local 1; San Rafael Firefighters' Association; San Rafael Police Association; SEIU Local 1021; Western Council of Engineers; San Rafael Fire Chief Officers' Association; San Rafael Police Mid-Management Association; San Rafael Fire Chief Officers' Association; Unrepresented Mid-Management; Unrepresented Executive Management

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

Absent: None

Also Present: City Manager Cristine Alilovich  
City Attorney Robert Epstein  
City Clerk Lindsay Lara

Mayor Kate called the meeting to order at 7:00 p.m. and invited City Clerk Lindsay Lara to call the roll. All members of the City Council were present.

City Attorney Rob Epstein announced there was no reportable action in the Closed Session held prior to the regular meeting.

Mayor Kate provided opening remarks, which included expressing gratitude to City staff, the volunteers who serve on the Boards, Commissions & Committees and the residents, as well as, a land acknowledgment.

City Clerk Lindsay Lara informed the community that the in-person meeting would also be recorded and streamed live to YouTube and through Zoom. She noted the two-minute timer for public comment and closed captioning on Zoom.

**CITY MANAGER AND COUNCILMEMBER REPORTS:**  
**(including AB 1234 Reports on Meetings and Conferences Attended at City Expense)**

3. City Manager and Councilmember Reports:

City Manager Cristine Alilovich announced:

- San Rafael Fire Foundation Crab Feed to be held December 9, 5 pm at 618 B Street Community Center
- Downtown San Rafael’s Menorah Lighting & Gelt Drop to be held on December 10, 5 pm
- Lighted Boat Parade to be held December 16, 6 pm in the Canal
- Holiday Parking - Three hours of Free Parking at all City-owned Lots & Garages
- Starting in January, City Council meetings to start at 6 pm – the first meeting of the new year to be held January 16, 2024

City Councilmember Reports:

- Vice Mayor Llorens Gulati reported on the San Rafael Holiday Winter Wonderland.
- Councilmember Bushey reported on attending holiday festivities including a Symphony concert at St. Raphael’s, a Loch Lomond Development meeting, a policy committee meeting of Golden Gate Transit Center and Metropolitan Transportation Commission (MTC) and a Marin Transit meeting.
- Councilmember Kertz expressed thanks to Public Works for paving and striping work done on Freitas and Las Gallinas.
- Councilmember Hill reported on the Arbor Day Ceremony at Sun Valley Park on October 19.
- Mayor Kate reported on a Bay Area Climate Adaptation Network (BayCAN) meeting, a Transportation Authority of Marin meeting, Santa Claus and a toy drive on the SMART train and a meeting with Senator McGuire.

Mayor Kate invited public comment; however, there was none.

**CONSENT CALENDAR:**

Mayor Kate invited public comment; however, there was none.

Councilmember Bushey moved and Vice Mayor Llorens Gulati seconded to approve the Consent Calendar.

4. Consent Calendar Items:

a. **Approval of Minutes**

**Approve Minutes of the Regular City Council Meeting of November 20, 2023 (CC)**

*Approved minutes as submitted*

AYES: Councilmembers: Bushey, Hill, Kertz, Llorens Gulati & Mayor Kate

NOES: Councilmembers: None

ABSENT: Councilmembers: None

**PUBLIC HEARINGS:**

5. Public Hearings:

a. **[Downtown Business Improvement District \(BID\) Assessment Annual Renewal](#)**

**Resolution Confirming the 2023 Annual Report for the Downtown San Rafael Business Improvement District and Levy of Assessments for Calendar Year 2024 (ED)**

Micah Hinkle, Economic Development Director, presented the staff report.

Mayor Kate invited public comment.

**Speaker:** Al Vetere

Sarah Tipple, The Downtown San Rafael Business Improvement District (BID) Executive Director, responded to public comment.

Councilmembers provided comments.

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

AYES: Councilmembers: Bushey, Hill, Kertz, Llorens Gulati & Mayor Kate

NOES: Councilmembers: None

ABSENT: Councilmembers: None

*Resolution 15263 - Resolution Confirming the 2023 Annual Report for the Downtown San Rafael Business Improvement District and Levy of Assessments for Calendar Year 2024*

b. **[Update of Commercial Linkage Fees](#)**

**Introduction of An Ordinance Amending the San Rafael Municipal Code Section 14.16.030 (Affordable Housing Requirement), Adopting a Commercial Linkage Nexus Study, Adopting Updated Commercial Linkage Fees, and Adopting a Commercial Linkage Fee Project List (CD)**

Alexis Captanian, Housing Analyst, presented the Staff Report.

Staff responded to questions from the City Council.

Mayor Kate invited public comment.

**Speakers:** Matt Butler, Al Vetere

Staff responded to public comment.

Councilmembers provided comments.

Councilmember Bushey moved and Councilmember Hill seconded to waive further reading of the Ordinance and refer to it by title only, and introduce the Ordinance.

AYES:	Councilmembers:	Bushey, Hill, Kertz, Llorens Gulati & Mayor Kate
NOES:	Councilmembers:	None
ABSENT:	Councilmembers:	None

City Clerk Lindsay Lara read the title of the ordinance.

*Waived further reading of the Ordinance, referred to it by title only, and introduced the Ordinance*

**OPEN TIME FOR PUBLIC EXPRESSION**

- Al Vetere addressed the City Council in regard to other options outside of Marin IJ for public notice.

**SAN RAFAEL SUCCESSOR AGENCY:**

1. Consent Calendar: - None.

**ADJOURNMENT:**

Mayor Kate adjourned the meeting at 7:48 p.m.

-----  
 LINDSAY LARA, City Clerk

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

-----  
 KATE COLIN, Mayor