



**Planning Commission
Regular Meeting**

**Tuesday, February 13, 2024, 7:00 P.M.
AGENDA**

**Participate In-Person:
San Rafael City Council Chambers
1400 Fifth Avenue, San Rafael, CA 94901**

Watch Online:

Watch on Zoom Webinar: <http://tinyurl.com/Planning-Commision-24>

Watch on YouTube: <http://www.youtube.com/cityofsanrafael>

Listen by phone: 1 (669) 444-9171

ID: 840 9897 7308#

One Tap Mobile: US: +16694449171, 84098977308#

This meeting will be held in-person. This meeting is being streamed to YouTube at www.youtube.com/cityofsanrafael.

How to participate in the meeting:

- You are welcome to come to the meeting and provide public comment in person. Each speaker will have 3-minutes to provide public comment.
- Submit your comments by email to PlanningPublicComment@cityofsanrafael.org by 4:00 p.m. the day of the meeting.

If you experience technical difficulties during the meeting, please contact PlanningPublicComment@cityofsanrafael.org.

CALL TO ORDER

RECORDING OF MEMBERS PRESENT AND ABSENT

APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS

PUBLIC NOTIFICATION OF MEETING PROCEDURES

ORAL COMMUNICATIONS FROM THE PUBLIC

Remarks are limited to three minutes per person and may be on anything within the subject matter jurisdiction of the body. Remarks on non-agenda items will be heard first, remarks on agenda items will be heard at the time the item is discussed.

CONSENT CALENDAR

The Consent Calendar allows the Commission to take action, without discussion, on Agenda items for which there are no persons present who wish to speak, and no Commission members who wish to discuss.

- 1. Approval of the Planning Commission Meeting Minutes of October 10, 2023**
Recommended Action – Approve minutes as submitted.

2. Review and accept the General Plan Annual Progress Report (GP APR) and Housing Element Annual Progress Report (HE APR) for 2023

Recommended Action – Review, accept and direct staff to present the report to City Council at a public meeting.

ACTION ITEMS

5800 Northgate Drive (Northgate Town Square Project)

Public Hearing to receive public comments on the Draft Environmental Impact Report (DEIR) for the proposed Northgate Town Square Project (also referred to as the Northgate Mall Redevelopment Project), which includes requests for a Rezone to the Planned Development (PD) zone (PLAN21-039 and ZC21-001), a Use Permit (UP21-007), an Environmental and Design Review Permit (ED21-024), a Tentative Map (TS21-002), a Development Agreement, State Density Bonus, and a Master Sign Program to allow a comprehensive redevelopment of the existing mall at 5800 Northgate Drive into a phased mixed-use development with approximately 217,520 square feet of commercial space and 1,422 residential units on the 44.76-acre site. APNs: 175-060-12, -40, -59, -61, -66, and -67; General Commercial (GC) District, Merlone Grier Partners, LLC, owner/applicant.

Recommended Action – It is recommended that the Planning Commission complete the following steps:

- 1. Accept public comments on the DEIR; and*
- 2. Direct staff to prepare a Final Environmental Impact Report (FEIR), inclusive of a comprehensive Response to Comments, and any necessary revisions to the DEIR.*

DIRECTOR'S REPORT

COMMISSION COMMUNICATION

ADJOURNMENT

Any records relating to an agenda item, received by a majority or more of the Commission less than 72 hours before the meeting, shall be available for inspection online. Sign Language interpreters may be requested by calling (415) 485-3066 (voice), emailing city.clerk@cityofsanrafael.org or using the California Telecommunications Relay Service by dialing "711", at least 72 hours in advance of the meeting. Copies of documents are available in accessible formats upon request.

The Planning Commission will take up no new business after 11:00 p.m. at regularly scheduled meetings. This shall be interpreted to mean that no agenda item or other business will be discussed or acted upon after the agenda item under consideration at 11:00 p.m. The Commission may suspend this rule to discuss and/or act upon any additional agenda item(s) deemed appropriate by a unanimous vote of the members present. Appeal rights: any person may file an appeal of the Planning Commission's action on agenda items within five business days (normally 5:00 p.m. on the following Tuesday) and within 10 calendar days of an action on a subdivision. An appeal letter shall be filed with the City Clerk, along with an appeal fee of \$350 (for non-applicants) or a \$4,476 deposit (for applicants) made payable to the City of San Rafael and shall set forth the basis for appeal. There is a \$50.00 additional charge for request for continuation of an appeal by appellant.