



**Planning Commission  
Regular Meeting**

**Tuesday, March 12, 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](http://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](mailto: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](mailto: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.

**NONE**

## ACTION ITEMS

### 1. Appeal of Zoning Administrator Decision to Approve a Conditional Use Permit and Minor Design Review to install a Freestanding Wireless Facility at 999 Old Lucas Valley Road.

**Address:** 999 Old Lucas Valley Road  
**APNs:** 165-010-03  
**General Plan:** Parks Recreation and Open Space  
**Zoning:** Parks/Open Space District  
**Owner/Applicant:** Marin Municipal Water District  
**Appellant:** Mont Marin/San Rafael Park Neighborhood Association

**ENVIRONMENTAL REVIEW:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA, Public Resources Code §21000, et seq. and California Code of Regulations, §15000, et seq.) pursuant to Section 15303 of the CEQA Guidelines (New Construction or Conversion of Small Structures).

Project Planner: Margaret Kavanaugh-Lynch [margaret.kavanaugh-lynch@cityofsanrafael.org](mailto:margaret.kavanaugh-lynch@cityofsanrafael.org)

**Recommended Action** - *It is recommended that the Planning Commission:*

- A. *Convene a public hearing on the Appeal of the decision of the Acting Zoning Administrator.*
- B. *Discuss the Staff report, testimony and ask questions of the Staff, Appellant and Applicant, as needed.*
- C. *Approve the Resolution denying the appeal and affirming the decision of the Acting Zoning Administrator to approve the project.*

## 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](mailto: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.*