



**San Rafael Planning Commission  
Regular Meeting Minutes  
Tuesday, September 15, 2020, 7:00 P.M.**

**Virtual Meeting  
(669) 900-9128  
Meeting ID: 872-0645-4435#**

**CORONAVIRUS (COVID-19) ADVISORY NOTICE**

In response to Executive Order N-29-20, the City of San Rafael will no longer offer an in-person meeting location for the public to attend. This meeting will be streamed through YouTube Live at [www.youtube.com/cityofsanrafael](http://www.youtube.com/cityofsanrafael). Comments submitted via YouTube Live must be submitted according to the directions located on the YouTube video description. The City is not responsible for any interrupted service. To ensure the Planning Commission receives your comments, submit written comments to the Alicia Giudice, Principal Planner ([alicia.giudice@cityofsanrafael.org](mailto:alicia.giudice@cityofsanrafael.org)), prior to the meeting. For more information regarding real-time public comments, please visit our Live Commenting Pilot page at <https://www.cityofsanrafael.org/live-commenting-pilot/>.

Want to listen to the meeting and comment in real-time over the phone? Call the telephone number listed on this agenda and dial the Meeting ID when prompted. Feel free to contact the City Clerk's office at 415-485-3066 or by email to [lindsay.lara@cityofsanrafael.org](mailto:lindsay.lara@cityofsanrafael.org) if you have any questions.

Any member of the public who needs accommodations should contact the City Clerk (email [lindsay.lara@cityofsanrafael.org](mailto:lindsay.lara@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.

Present: Chair Mercado  
Commissioner Davidson  
Commissioner Hill  
Commissioner Lubamersky  
Commissioner Previtali  
Commissioner Samudzi

Absent: Commissioner Saude

Also Present: Raffi Boloyan, Planning Manager  
Alicia Giudice, Principal Planner

**CALL TO ORDER**

Chair Mercado called the meeting to order at 7:03 p.m. and invited Principal Planner Alicia Giudice to call the roll. All were present, except for Commissioners Saude and Davidson. Commissioner Davidson arrived at 7:06 p.m.

**APPROVAL OR REVISION OF ORDER OF AGENDA ITEMS**

None.

## **PUBLIC NOTIFICATION OF MEETING PROCEDURES**

Chair Mercado invited Planning Manager Raffi Boloyan who informed the community the meeting would be streamed live to YouTube and members of the public would provide public comment either on the telephone or through YouTube live chat. He explained the process for community participation through the telephone and on YouTube.

Chair Mercado reviewed the procedures for the meeting.

## **URGENT COMMUNICATION**

None.

## **CONSENT CALENDAR**

Chair Mercado invited public comment; however, there was none.

Commissioner Lubamersky moved and Commissioner Hill seconded to approve the Consent Calendar.

### **1. Approval of the Planning Commission Meeting Minutes of August 11, 2020**

*Minutes approved as submitted*

AYES: Commissioners: Davidson, Hill, Lubamersky, Previtali, Samudzi & Chair Mercado

NOES: Commissioners: None

ABSENT: Commissioners: Saude

ABSTAIN: Commissioners: None

Motion carried 6-0

## **PUBLIC HEARING**

### **2. 38 Upper Fremont**

The applicant is requesting Environmental and Design Review for a new single-family residence with 4 parking spaces on a vacant hillside lot. Parking will be provided using mechanical parking unit located within the garage; APN: 012-041-48; Single-Family Residential – Hillside Overlay (R5-H) Zoning District; Jeffrey Prose, owner/applicant; File No.: ED18-082

Commissioner Hill stated he lived within 500 feet of the site and was recusing himself from this item and left the meeting.

Alicia Giudice, Principal Planner presented the staff report.

Staff responded to questions from the Commissioners.

Owner/Applicant Jeff Prose gave a presentation.

Staff responded to questions from the Commissioners.

Chair Mercado declared the public hearing opened.

**Speakers:** Rena Harel, Jim Schmidt, Mark Abadi, Name withheld, Rena Harel

Staff responded to public comments.

Staff responded to comments and questions from the Commissioners.  
Commissioner Samudzi moved and Commissioner Lubamersky seconded to adopt the resolution approving project as presented with the addition of one new condition of approval requiring merger of the lots.

AYES: Commissioners: Davidson, Lubamersky, Samudzi & Chair Mercado  
NOES: Commissioners: Previtali  
ABSENT: Commissioners: Saude  
ABSTAIN: Commissioners: Hill

Motion carried 4-1

*Resolution 20-18 - Resolution of the San Rafael Planning Commission Approving an Environmental and Design Review Permit (ED18-082) for a New Two-story Approximately 1,709 Square Foot Single-family Residence on a Vacant Lot at 38 Upper Fremont Drive APN: 012-041-48*

Commissioner Hill reentered the meeting to participate in the next item.

## **OTHER AGENDA ITEMS**

### **3. Progress Report on San Rafael General Plan 2040/Downtown Precise Plan**

A progress report and update on General Plan 2040 and Downtown Precise Plan will be presented to the Planning Commission. The report will include a recap of work completed to date, outcome of the General Plan subcommittee work, organization of the new plans, major draft policy changes that will be included in draft plans and upcoming schedule/tasks anticipated for the upcoming release of the public review draft of the Plans and associated Environmental Impact Report (EIR); Case Nos.: GPA16-001 & P16-013.

Raffi Boloyan, Planning Manager introduced Barry Miller, GP2040 Project Manager who presented the staff report.

Staff responded to questions from the Commissioners.

Chair Mercado invited public comment.

**Speakers:** Bill Carney, Sustainable San Rafael

Staff responded to comments and questions from the Commissioners.

Commissioner Davidson moved and Commissioner Previtali seconded to accept the report.

AYES: Commissioners: Davidson, Hill, Lubamersky, Previtali, Samudzi & Chair Mercado  
NOES: Commissioners: None  
ABSENT: Commissioners: Saude  
ABSTAIN: Commissioners: None

Motion carried 6-0

**DIRECTOR'S REPORT**

Alicia Giudice, Principal Planner announced that Marin is in the next phase of opening our restaurants and retails, that they are able to expand their openings to indoor with some limitations.

Raffi Boloyan, Planning Manager announced that due to Veterans Day and city staff furloughs, the first November Planning Commission meeting will be held on Thursday, November 12, 2020.

**COMMISSION COMMUNICATION**

None.

**ADJOURNMENT**

Chair Mercado adjourned the meeting at 9:15 p.m.

\_\_\_\_\_  
LINDSAY LARA, City Clerk

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020

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ALDO MERCADO, Chair