



San Rafael

Mayor
Albert J. Boro

Council Members
Paul M. Cohen
Barbara Heller
Cyr N. Miller
Gary O. Phillips

COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION. P.O. BOX 151560. SAN RAFAEL, CA 94915
TEL. (415) 485-3085 • FAX (415) 485-3184

CITY OF SAN RAFAEL NOTICE OF PUBLIC HEARING

You are invited to attend the City Council hearing on the following project:

PROJECT: **647-655 Irwin Street (Shamrock Center)** – Request for a rezoning to change the zoning designation for the property from Planned Development (PD 1715) to General Commercial (GC), or to revise the development standards for PD 1715 to allow all permitted and conditionally permitted uses within the General Commercial (GC) zone, as recommended by the Planning Commission on November 14, 2006. APN: 013-032-01, 013-032-02, 013-032-04, 013-032-05, 013-032-06, and 013-021-38; Planned Development (PD 1715) zone; La Terra Trifoglio LLC, owner; Matthew Cappiello, applicant; File No. ZC06-005.

As required by State law, the project's potential environmental impacts have been assessed. Planning staff recommends that this project will not have a significant effect on the environment and is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3), Review (of projects) for Exemption. The proposed zone change is consistent with the City's General Plan 2020 land-use designation and does not materially change development upon the site. Future projects pursued following the zone change, if approved, will be individually evaluated pursuant to CEQA. If the City Council determines that this project is in an environmentally sensitive area, further studies may be required.

MEETING DATE: **Monday, December 18, 2006 at 8:00 P.M.**

LOCATION: San Rafael City Hall – City Council Chambers
1400 Fifth Avenue at "D" Street
San Rafael, California

WHAT WILL HAPPEN: You can comment on the project. The City Council will consider all public testimony and decide whether to approve the project application.

IF YOU CANNOT ATTEND: You can send a letter to the Community Development Department, Planning Division, City of San Rafael, P.O. Box 151560, San Rafael, CA 94915-1560. You can also hand deliver it prior to the meeting.

FOR MORE INFORMATION: Contact Bill Meeker, project planner, at **(415) 485-3092** or bill.meeker@ci.san-rafael.ca.us. You can also come to the Planning Division office, located in City Hall, 1400 Fifth Avenue, to look at the file for the proposed project. The office is open from 8:30 AM to 5:00 PM, weekdays.

SAN RAFAEL CITY COUNCIL

Jeanne M. Leoncini
CITY CLERK

At the above time and place, all letters received will be noted and all interested parties will be heard. If you challenge in court the matter described above, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered at, or prior to, the above referenced public hearing. (Government Code Section 65009(b)(2)).

Judicial review of an administrative decision of the City Council must be filed with the Court not later than the 90th day following the date of the Council's decision. (Code of Civil Procedure Section 1094.6)

Sign language interpretation and assistive listening devices may be requested by calling (415) 485-3085 (voice) or (415) 485-3198 (TDD) at least 72 hours in advance. Copies of documents are available in accessible formats upon request.

Public transportation to City Hall is available through Golden Gate Transit, Line 22 or 23. Para-transit is available by calling Whistlestop Wheels at (415) 454-0964.

To allow individuals with environmental illness or multiple chemical sensitivity to attend the meeting/hearing, individuals are requested to refrain from wearing scented products.