

MARIN COUNTY PLANNING COMMISSION
Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California
Thursday, October 10, 2019 – 11:00 A.M.

REVISED AGENDA

Agenda items will be heard at the time specified or later, depending on the progress of the meeting.

- 11:00 A.M. 1. INITIAL TRANSACTIONS
- a. Minutes – September 23, 2019
 - b. Communications
2. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
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11:00 A.M. 4. **REZONING AND AMENDMENTS TO THE MARIN COUNTYWIDE PLAN DESIGNATION & CEQA EXEMPTION FOR PROPERTIES OWNED BY THE CALIFORNIA STATE PARKS**

PLANNER: MEGAN ALTON

This is a public hearing to consider making a recommendation to the Marin County Board of Supervisors regarding the rezoning and Marin Countywide Plan land use designation amendments related to selected properties owned by the California State Parks. The properties to be rezoned are located within the Mount Tamalpais State Park, and are further identified as Assessor's Parcels 046-261-01, 046-262-01, 046-263-01, 046-264-04, 046-274-14, and 046-272-01. The specific action is to rezone the six Assessor's Parcels to OA (Open Area) and amend the Marin Countywide Plan land use designation for APNs 046-274-14 and 046-272-01 to OS (Open Space).

For more information about the application, please visit the Planning Division's project webpage at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/ca-state-parks_rz_p2266_mv

11:00 A.M. 5. **TAMALPAIS COMMUNITY SERVICES DISTRICT RECORDED DOCUMENT 17-037749 REZONING, MARIN COUNTYWIDE PLAN DESIGNATION AMENDMENT & CEQA EXEMPTION FOR ASSESSOR'S PARCEL NUMBER 052-032-12**

PLANNER: MEGAN ALTON

This is a public hearing to consider making a recommendation to the Marin County Board of Supervisors regarding the rezoning and amendments to the Marin Countywide Plan land use designation related to recorded document 17-037749 for Assessor's Parcel 052-032-12. The property is owned by the Tamalpais Community Services District.

The current zoning for Assessor's Parcel 052-032-12 is A2-B2 (Limited Agriculture; 10,000 sq. ft minimum lot area) and RA-B1 (Residential, Agricultural; 6,000 sq. ft minimum lot area). The current Marin Countywide Plan land use designation is SF5 (Single Family, 2-4 units/acre) and SF6 (Single Family, 4-7 units/acre). The Tamalpais Community Services District purchased Assessor's Parcel 052-032-12 in 2017. Upon the purchase of Assessor's Parcel 052-032-12, recorded document 17-037749 included a term that required it to be rezoned to OA (Open Area).

For more information about the rezoning, please visit the Planning Division's project webpage at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/tam-com-services-dist_rz_p2266_mv

11:00 A.M. 6. **REZONING REQUIRED BY THE FLOYD MASTER PLAN WAIVER, COASTAL PERMIT, PRECISE DEVELOPMENT PLAN, LAND DIVISION, RESOLUTION 06-131, AND ASSOCIATED AMENDMENTS TO THE LOCAL COASTAL PROGRAM AND MARIN COUNTYWIDE PLAN & CEQA EXEMPTION**

PLANNER: MEGAN ALTON

This is a public hearing to consider making a recommendation to the Marin County Board of Supervisors regarding the rezoning, amendments to the Marin Countywide Plan land use designation, and amendments to the Local Coastal Program designation related to the Floyd Master Plan Waiver, Coastal Permit, Precise Development Plan, Land Division, Resolution 06-131. The subject Assessor's Parcels are 100-300-09, -10, -11, and -12. These properties are owned by Toccoli Survivors Trust and Wings Capital LLC.

The current zoning district and Local Coastal Program designation for the subject Assessor's Parcels is C-RMP-1.23 (Coastal, Residential, Multiple Planned, 1.23 units/6.52 acres). The current Marin Countywide Plan land use designation is C-MF2 (Coastal Multi Family, 1-4 units/acre). The Floyd Master Plan Waiver, Coastal Permit, Precise Development Plan, Land Division, Resolution 06-131 approved by the Marin County Deputy Zoning Administrator on April 6, 2006 was a resolution approving the subdivision of a vacant 6.65-acre property into four residential lots. Condition of approval 11 required that the property be rezoned to reflect the ultimate residential density of 4 units on the 6.65-acre property. Therefore, the proposed zoning district would be C-RMP-0.60 (Coastal, Residential, Multiple Planned, 4 units/6.65 acres). To ensure consistency with the proposed zoning district, the Local Coastal Program designation would need to be amended to C-RMP-0.60 (Coastal, Residential, Multiple Planned, 4 units/6.65 acres) as well. The Marin Countywide Plan land use designation would also need to be amended to C-PR (Coastal Planned Residential, 1 unit/1-10 acres).

For more information about the rezoning, please visit the Planning Division's project webpage at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marin/floyd-master-plan-waiver_rz_p2266_db

11:00 A.M. 7. **REZONING OF PROPERTY OWNED BY THE MARIN AUDUBON SOCIETY & CEQA EXEMPTION**

PLANNER: MEGAN ALTON

This is a public hearing to consider making a recommendation to the Marin County Board of Supervisors regarding the rezoning for Assessor's Parcel number (APN) 125-130-08. The property is owned by the Marin Audubon Society.

The current zoning for Assessor's Parcel 125-130-08 is A60 (Agricultural and Conservation, 60-acre minimum lot area). The Marin Audubon Society has restored approximately 100 acres of diked baylands to tidal marsh on the property. As such, rezoning Assessor's Parcel 125-130-08 to OA (Open Area) would be an appropriate zoning district and would make it consistent with the Marin Countywide Plan (CWP) land use designation of OS (Open Space).

For more information about the rezoning, please visit the Planning Division's project webpage at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/north-marin/marin-audubon-society-rz_p2266_sr

The Planning Commission will adjourn for lunch

The following items will be heard at 1:00 P.M. or after 1:00 P.M.

1:00 P.M. 8. **LV RANCH CAPITAL PARTNERS DESIGN REVIEW 03-68 REZONING OF ASSESSOR'S PARCEL NUMBER 164-310-06 & CEQA EXEMPTION**

PLANNER: MEGAN ALTON

This is a public hearing to consider making a recommendation to the Marin County Board of Supervisors regarding the rezoning related to LV Ranch Capital Partners Design Review 03-68 for 2200 Lucas Valley Road. The property to be rezoned is located at 2200 Lucas Valley Road, further identified as Assessor's Parcel number (APN) 164-310-06. The property is owned by LVR Ranch Capital Partners LLC.

The current zoning for Assessor's Parcel 164-310-06 is A2 (Limited Agriculture, 2-acre minimum lot area). As part of the LV Ranch Capital Partners LLC Design Review 03-68, the owner proposed to extinguish four of the six potential residential parcels on the 12.5-acre property allowed under the A2 zoning district. This proposal was approved by the Planning Division on October 23, 2003 through condition of approval 18. Condition of approval 18, stated that the property would be rezoned to ARP-6 (Agricultural Residential Planned, 1 unit/6 acres).

For more information about the rezoning, please visit the Planning Division's project webpage at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/lucas-valley/lv-ranch_rz_p2266_sr

1:00 P.M. 9. **SKYE RANCH MASTER PLAN CERTIFICATE OF COMPLIANCE 98-04 REZONING AND MARIN COUNTYWIDE PLAN DESIGNATION AMENDMENTS & CEQA EXEMPTION**

PLANNER: MEGAN ALTON

This is a public hearing to consider making a recommendation to the Marin County Board of Supervisors regarding the rezoning and Marin Countywide Plan land use designation amendments related the Skye Ranch Master Plan Certificate of Compliance. The properties to be rezoned are further identified as Assessor's Parcels 169-302-08, -09, 169-303-01, 169-331-16, -17, 170-182-11, 172-360-59, 172-360-63, 172-360-67, and -68. The properties are owned by Fred Grange, Steven Finkbine and Sandra Simich, the Marin County Parks Department, Stephen and Karen Evans, Rodney and Sushma Taylor, Marina Elder, the Brown Family Trust, and William Binzen.

The Skye Ranch Certificate of Compliance acknowledged the legal status of the remainder parcels of the Skye Ranch Master Plan that were created as a result of the Marin County Open Space District acquisition. Consistent with the terms of the Open Space District acquisition, the Certificate of Compliance then determined the maximum development potential under the terms of the open space purchase agreement for the subject Assessor's Parcels. To ensure consistency with the proposed zoning, the Marin Countywide Plan land use designations would need to be amended as well.

For more information about the rezoning, please visit the Planning Division's project webpage at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/san-geronimo/skye-ranch-coc- rz_p2266_sq

1:00 P.M. 10. **TRIPLE C RANCH (FISHER) MASTER PLAN AMENDMENT REZONING AND MARIN COUNTYWIDE PLAN DESIGNATION AMENDMENTS & CEQA EXEMPTION**

PLANNER: MEGAN ALTON

This is a public hearing to consider making a recommendation to the Marin County Board of Supervisors regarding the rezoning and Marin Countywide Plan land use designation amendments related the Triple C Ranch (Fisher) Master Plan Amendment, Ordinance 3352. The properties to be rezoned are further identified as Assessor's Parcels 176-251-57, 176-350-02, -03, -04, -05, -06, -07 and -08. The properties are currently owned by William and Sakurako Fisher.

The Triple C Ranch (Fisher) Master Plan Amendment allowed for the expansion of the existing Triple C Ranch development. Ordinance 3352 included condition of approval 4, which endorsed new zoning districts for the master plan area. The zoning changes required by condition of approval 4, are for areas within the development area or building envelopes to be rezoned to RSP-0.56 (Residential, Single-Family Planned, 0.56 units/acre) and areas outside the development area or building envelopes or within open space easements to be rezoned to OA (Open Area). To ensure consistency with the OA (Open Area) zoning district, the Marin Countywide Plan land use designation would be amended to OS (Open Space).

For more information about the rezoning, please visit the Planning Division's project webpage at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/sleepy-hollow/triple-c-ranch-master-plan-rz_p2266_sh

1:00 P.M. 11. **DRAPER DESIGN REVIEW 98-100 REZONING & CEQA EXEMPTION**

PLANNER: MEGAN ALTON

This is a public hearing to consider making a recommendation to the Marin County Board of Supervisors regarding the rezoning related to Draper Design Review 98-100 for 11 Sacramento Avenue. The properties to be rezoned are located at 11 Sacramento Avenue, further identified as Assessor's Parcel numbers (APN) 177-190-04 and 177-220-10. The properties are currently owned by Karuna Land LLC, Jerome Draper, and Mea McNeil-Draper.

The current zoning for these Assessor's Parcels is RMP-1.33 (Residential, Multiple-Family Planned, 1 unit/0.75 acres). As part of Draper Design Review 98-100 the applicant requested a Master Plan Waiver and downzoning of the subject Assessor's Parcels to RMP-1.0 (Residential, Multiple-Family Planned, 1 unit/acre). This proposal was approved by the Planning Division on August 6, 1998 through condition of approval 5. Condition of approval 5 approved the proposal to rezone Assessor's Parcels 177-190-04 and 177-220-10 to RMP-1.0 (Residential, Multiple-Family Planned, 1 unit/acre).

For more information about the rezoning, please visit the Planning Division's project webpage at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/sleepy-hollow/draper-design-review-rz_p2266_sa

1:00 P.M. 12. **REZONING REQUIRED BY THE OSTERWEIS RANCH MASTER PLAN WAIVER, COASTAL PERMIT AND DESIGN REVIEW, RESOLUTION 07-174, AMEND THE MARIN COUNTYWIDE PLAN LAND USE DESIGNATION AND LOCAL COASTAL PROGRAM DESIGNATION & CEQA EXEMPTION**

PLANNER: MEGAN ALTON

This is a public hearing to consider making a recommendation to the Marin County Board of Supervisors regarding the rezoning, Marin Countywide Plan land use designation amendment, and Local Coastal Program designation amendment related to the Osterweis Ranch Master Plan Waiver, Coastal Permit and Design Review, Resolution 07-174 for Assessor's Parcel number (APN) 188-120-36. The property is owned by John Osterweis.

The current Marin Countywide Plan land use designation is C-AG1 (Coastal Agricultural, 1 unit/31-60 acres) and C-AG3 (Coastal Agricultural, 1 unit/1-9 acres). The Osterweis Ranch Master Plan Waiver, Coastal Permit and Design Review, Resolution 07-174 approved by the Marin County Deputy Zoning Administrator on November 29, 2007. Condition of approval 22 required the portion of the property zoned C-ARP-5 (Coastal, Agricultural Residential Planned; 5-acre minimum lot size) to be rezoned C-APZ-60 (Coastal, Agricultural Production Zone; 60-acre minimum lot size). To ensure consistency with the Marin CWP, the Marin Countywide Plan land use designation should be amended to C-AG1 (Coastal Agricultural, 1 unit/31-60 acres). Additionally, the LCP designation should be amended to C-APZ-60 (Coastal, Agricultural Production Zone; 60-acre minimum lot size).

For more information about the rezoning, please visit the Planning Division's project webpage at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/bolinas/osterweis-ranch-master-plan-wavier-rz_p2266_bo

All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least five work days in advance of the event. Copies of documents are available in alternative formats, upon request.



PLANNING COMMISSION MEETING PROTOCOLS

I. PLANNING COMMISSION VOTING REQUIREMENTS

- A. For the following actions, four (4) affirmative votes from the Planning Commission membership must be cast:
1. Adopt recommendation to adopt or amend a general, community, or specific plan.
 2. Adopt a recommendation on zoning text or zoning district amendments.
 3. Reverse or modify a previous decision of the Director or Hearing Officer for Zoning Code or Subdivision Code matters.
- B. Any other action by the Planning Commission requires a majority (for a minimum of three (3) affirmative votes). Failure to obtain a majority vote to approve an action shall be deemed a denial of the action; however, failure to reach a majority vote to deny any matter shall not constitute approval.

II. GUIDELINES FOR TIME LIMITS ON PRESENTATIONS AND PUBLIC TESTIMONY

The Planning Commission's general meeting procedure and time limit guidelines are as follows. These guidelines may be modified at the discretion of the Commission Chair in particular cases.

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| A. Planning Division staff report | 5-10 minutes |
| B. Applicant's presentation | 10 minutes maximum |
| C. Appellant's presentation
(applies only if public hearing is required to act on a valid appeal) | 10 minutes maximum |
| D. Public Testimony (depending on the number of speakers) | 3-5 minutes each |
- Members of the audience may not allocate their testimony time to other speakers.

Written testimony is greatly appreciated and should be received no later than 9:00 a.m. on the Thursday prior to the date of the hearing. Please send ten (10) copies of written testimony to:

Marin County Planning Commission Marin County CDA, Ana Hilda Mosher 3501 Civic Center Drive, Suite 308 San Rafael, CA 94903	e-mail: planningcommission@marincounty.org Fax: (415) 473-7880
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When written testimony is submitted, the text of the testimony will automatically become part of the record. It is not necessary to read the entire text into the minutes.

E. Electronic Presentations

If you wish to make an electronic presentation at the meeting, please advise the Planning Commission Secretary at 473-6269 or planningcommission@marincounty.org. Your presentation should be submitted on a flash drive at least two (2) business days (by 12:00 noon on the Thursday prior to a Monday hearing) in advance of the hearing to be checked for viruses and pre-loaded on County computer equipment. Non-County computers cannot be connected to the County Network. Please contact the Commission Secretary to discuss your equipment needs.

F. Close public hearing

When the public hearing is closed, no further discussion between the applicant, the public, and the Commission is appropriate unless the majority of the Commission agrees to hear new information only.

III. NOTICE REGARDING BUS SERVICE

The Marin County Civic Center is served by Golden Gate Transit Bus Routes 35, 49, and Marin Transit Route 233, with connections to other routes at Third and Hetherton Streets in San Rafael. For more information, call toll free 5-1-1 or (415) 455-2000 (Marin County).

NOTE: ALL PLANNING COMMISSION MEETINGS ARE AUDIO AND VIDEO RECORDED.

****Visit the Planning Commission website at
<http://www.marincounty.org/planningcommission>**