

MARIN COUNTY PLANNING COMMISSION

Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California

Monday, July 22, 2019 – 10:30 A.M.

AGENDA

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

10:30 A.M. 1. INITIAL TRANSACTIONS

- a. Minutes – July 8, 2019
- b. Communications

2. DIRECTOR'S REPORT

- a. Preliminary Agenda Discussion Items

3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)

10:30 A.M. 4. **MARIN HEALTHCARE DISTRICT DESIGN REVIEW**

Planner: Immanuel Bereket

This is a public hearing to consider a decision regarding the Marin Hospital District Design Review Permit. The applicant for the project is Jason Haim on behalf of the Marin Healthcare District. The property is located at 250 Bon Air Road, Greenbrae, further identified as Assessor's Parcel Number 022-010-37.

The applicant requests Design Review approval to construct an attached, one-story 3,500 square feet addition (known as West Wing Addition) to create a primary entrance to the hospital, which would be constructed on an approximately 169,479 square feet portion of the campus. The main objective of the West Wing Addition is to create permanent vehicular and pedestrian entrances to the hospital accessible from Bon Air Road. When combined with the existing and under construction developments, the total building area would be approximately 443,333 square feet resulting in an approximate floor area ratio of 50 percent. The proposed building would reach a maximum height of 20 feet above surrounding grade and the exterior walls located 60 feet from the front property line along Bon Air Road. The West Wing Addition, along with the renovation, would create a new primary hospital entry, lobby, waiting area, admitting area, café and other associated uses.

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

https://www.marincounty.org/depts/cd/divisions/planning/projects/kentfield/marin-healthcare-district_dr_sr_p2192_kf

1:00 P.M. 5. **2007 MARIN COUNTYWIDE PLAN FINAL SUPPLEMENTAL EIR WITH A FOCUS ON POTENTIAL CUMULATIVE IMPACTS TO SALMONIDS IN THE SAN GERONIMO VALLEY**

Planner: Rachel Reid

The Marin County Planning Commission will hold a public hearing to consider the 2007 Marin Countywide Plan (CWP) Final Supplemental Environmental Impact Report (SEIR) that has been prepared in accordance with the decision of the Court of Appeal of the State of California First Appellate District Division Three, to set aside the County's certification of the 2007 CWP EIR with respect to San Geronimo Watershed only, pending preparation of a SEIR with respect to the San Geronimo Watershed only, that analyzes cumulative impacts in conformity with the California Environmental Quality Act (CEQA) Guidelines section 15130, subdivision (b), and that describes mitigation measures in conformity with State CEQA Guidelines section 15126.4 or makes other

findings in conformity with State CEQA Guidelines section 15091. As specified in the Court's order, the principal action considered in this SEIR is adoption and implementation of the Marin CWP (2007) with respect to the San Geronimo Valley and the potential for effects on salmonids. The SEIR will be used to fulfill the Court's mandate and will be used by the Marin County Board of Supervisors in considering approval of the Proposed Project (Marin CWP [2007]) and certification of the SEIR with respect to the San Geronimo Valley.

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

www.marincounty.org/San-Geronimo-Valley-SEIR



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.

- | | |
|--|--------------------|
| 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
--	---

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>**