



COMMUNITY DEVELOPMENT AGENCY

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Marin County Board of Supervisors
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SUBJECT: Luiz Ranch Countywide Plan Map Amendment and Rezoning
3001 Lucas Valley Road, San Rafael
Portions of Assessor's Parcels 164-320-12, -16, -17, and -21

Building and Safety
Environmental Health Services
Planning
Environmental Review
Housing
Sustainability
Code Enforcement
GIS
Federal Grants

Dear Supervisors,

RECOMMENDATION:

On behalf of the Planning Commission, staff recommends that your Board adopt the proposed ordinance rezoning portions of the Luiz Ranch property, located in the Lucas Valley area of San Rafael. Additionally, it is recommended that your Board adopt the corresponding amendments to the Marin Countywide Plan land use designation for consistency purposes.

SUMMARY:

On December 9, 2019, the Planning Commission recommended that the Board of Supervisors approve the proposed rezoning and Marin Countywide Plan (CWP) land use designation amendment for portions of the Luiz Ranch property. As described below, the proposed rezoning is a result of a previously issued planning entitlement (Rocking "H" Ranch Precise Development Plan) and subsequent voluntary agricultural open space easements requested by the property owner that would result in a maximum residential density of 10 units on the property. In addition to the proposed rezoning, the County has initiated an amendment to the CWP land use designation to ensure vertical consistency between the County's general plan and the Development Code zoning designation for the parcels, consistent with State planning law.

DISCUSSION:

On June 28, 2018, the applicant, Scott Hochstrasser on behalf of Luiz Ranch Inc., submitted a request to rezone approximately 1,000 acres located at 3001 Lucas Valley Road, San Rafael from RMP-0.1 (Residential, Multiple Planned, one unit per 10 acres) to A-60 (Agriculture and Conservation District, 60 acre minimum lot size). The land areas included in the proposed rezoning are subject to agricultural and open space conservation easements granted by the property owner to the Marin County Open Space District (MCOSD) between 2002 and 2017, and subsequently transferred to the Marin Agricultural Land Trust (MALT) in February 2018 for long-term monitoring and management. The rezoning is requested by the property owner to bring zoning of the easement areas into closer alignment with the current and

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intended use of the property for agriculture, consistent with the conservation easements. Since the area proposed to be rezoned was previously restricted from residential development, the proposed rezoning does not reduce the housing development potential on the subject property.

FISCAL/STAFFING IMPACT:

The zoning and land use designation amendments are not expected to have fiscal or staffing impacts.

ALTERNATIVE TO RECOMMENDED ACTION:

As an alternative to the applicant’s proposed A-60 zoning designation, planning staff presented the ARP-60 (Agriculture, Residential Planned, 1 unit per 60 acres) for consideration by the Planning Commission. In comparison, both the A-60 and ARP-60 zoning districts allow agricultural uses such as crop production, dairy operations, grazing, and small- and large-livestock operations, consistent with the restrictions under the MALT easement, and both zoning districts are consistent with the AG-1 CWP land use designation.

However, the ARP may be a more suitable zoning district because it would maintain a more congruous zoning plan for the upper Lucas Valley area, which is governed by a “planned” family of zoning districts (e.g. ARP, RMP, etc.). These lands include the ARP-zoned properties that adjoin the Luiz Ranch to the west, as well as the two pockets of RMP (Residential, Multiple Planned)-zoned land within the Luiz Ranch and on the north side of Lucas Valley Road that make up the Big Rock Ranch. (Please refer to Attachments 3 and 4.) The planned district zoning would also provide greater flexibility in the future siting of agricultural improvements and complements the MALT easement by providing an additional layer of protection for environmental resources, such as streams, when compared to the conventional A-60 zoning. The final advantage associated with an ARP zoning designation is that it would affirm the County’s authority to enforce the prior Precise Development Plan (PDP) approval over the property, something that would be cumbersome under the conventional, A-60 zoning district because PDP’s are not a permit type that is allowed in the A-60 zoning district.

REVIEWED BY:

- | | |
|--|------------------------------|
| <input type="checkbox"/> Department of Finance | <input type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Counsel | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> N/A |

SIGNATURE:

Michelle Levenson
Senior Planner

Attachments:

1. Recommended ordinance
2. Recommended resolution
3. Rezoning map
4. Existing Zoning Plan in Vicinity of Luiz Ranch
5. Agricultural easement, recorded May 18, 2018
6. Planning Commission final resolution
7. Planning Commission staff report, attachments and minutes from the December 9, 2019, Planning Commission meeting