

Marin County Planning Commission
Special Meeting
Monday, September 19, 2011

ROLL CALL The meeting was called to order by Acting Chair Katherine Crecelius at 1:00 p.m.

Present at Roll Call: Katherine Crecelius; Don Dickenson; Mark Ginalski; Randy Greenberg; Wade Holland.

Absent at Roll Call: Peter Theran; Joan Lubamersky.

[Agenda](#)

1. INITIAL TRANSACTIONS

a. Incorporate Staff Reports into Minutes

M/s Wade Holland - Randy Greenberg to incorporate the staff reports into the minutes.

Vote: Motion carried 5-0

AYES: Katherine Crecelius; Don Dickenson; Mark Ginalski; Randy Greenberg; Wade Holland.

ABSENT: Peter Theran; Joan Lubamersky.

b. Minutes

None.

c. Communications

None.

2. DIRECTOR'S REPORT

a. Preliminary Agenda Discussion Items, Field Trips

There were no items to report.

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

Acting Chair Crecelius opened and closed public open time with no speakers coming forward.

The Commission recessed briefly at 1:01 p.m. and reconvened at 1:05 p.m. with five members present as indicated.

4. LOCAL COASTAL PROGRAM UPDATE HEARING

[Staff Report](#)

Acting Chair Katherine Crecelius opened the public hearing.

CDA staff members present were Assistant Director Tom Lai, Principal Planner Jack Liebster, Senior Planners Kristin Drumm and Christine Gimmler, Assistant Planner Alisa Stevenson, and Consultant Steve Scholl.

The following members of the public addressed the Commission regarding various issues, concerns, and requests, including: concerns about review schedule, agricultural retail sales, WECS, affordable housing, protection of public views, sea level rise, geographic appeal areas, future access to Lawson's Landing, community plans, ridgeline development, commercial development, energy, recreational/visitor-serving uses, trails, and water supply:

Lori Kyle and George Clyde, East Shore Planning Group; Amy Trainer, Environmental Action Committee of West Marin; Scott Tye, Stinson Beach Village Association and Surfrider Foundation; Bridger Mitchell, Inverness Association; Nona Dennis, Marin Conservation League; Barbara Salzman, Marin Audubon Society; Helen Kozoriz, West Marin/Sonoma Coastal Advocates; Louise Gregg; Richard Kohn; Beverly Childs McIntosh; Cela O'Connor; Terence Carroll; Sidney Baskin, Marin Water Coalition; and Ann Spake.

The Commission recessed briefly at 3:18 p.m. and reconvened at 3:27 p.m. and recessed for dinner at 5:14 p.m. and reconvened at 6:02 p.m., with six members present as indicated.

The Commission discussed and tentatively approved proposed changes to the Built Environment and Socioeconomic Elements of the Local Coastal Program and provided comments and direction to staff. The revisions agreed upon at this hearing are set forth in the Decision Table attached to these minutes as Attachment 1.

M/s Don Dickenson - Mark Ginalski to continue the hearing to Monday, October 10, 2011.

Vote: Motion carried 6-0

AYES: Katherine Crecelius; Don Dickenson; Mark Ginalski; Randy Greenberg; Wade Holland; Joan Lubamersky.

ABSENT: Peter Theran.

The meeting was adjourned at 8:02 p.m.

The next meeting of the Planning Commission is scheduled for Monday, September 26, 2011.

Timestamps:

00:01 - Public Testimony

01:04 - Community Design

01:40 - Community Development

02:30 - Community Specific Policies

03:46 - Energy

04:43 - Housing

04:55 - Public Facilities and Services

05:08 - Transportation

05:09 - Historical and Archaeological Resources

05:11 - Parks, Recreation and Visitor-Serving Uses

05:35 - Public Coastal Access

**Planning Commission Tentative Decision Table
September 19, 2011
LCP Hearing on the Built Environment and Socioeconomic Elements**

All land use policies in the Built Environment and Socioeconomic chapters of the LCP Land Use Plan were reviewed and approved by the Planning Commission unless noted below. Changes responding to specific Planning Commission direction are shown in tracked changes format with **highlight, strike-out and underline**. Staff notes regarding specific items are shown in *blue italics*.

COMMUNITY DESIGN
<p>PC Actions:</p> <ul style="list-style-type: none"> • The PC revised Program C-DES-3.a to clarify its intent as follows: <p style="margin-left: 40px;">Program C-DES-3.a. Map Visually Prominent Ridgelines. Work with key community groups to identify and map visually prominent ridgelines, both developed and undeveloped, and adjust the identify a Ridge and Upland Greenbelt Areas as appropriate.</p> • The PC revised Policy C-DES-8 to clarify its intent as follows: <p style="margin-left: 40px;">C-DES-8 Protection of Trees. Site structures and roads so as to avoid the removal of trees that contribute to the scenic and visual resources of the area, except where required to maintain defensible space for structures or eliminate diseased trees that threaten surrounding structures or vegetation. Dead trees may serve as valuable habitat for some species, so avoid complete removal where feasible appropriate.</p> • In response to CCC comments, staff proposes to include a map of the Stinson Beach area which indicates the boundaries of the Highlands neighborhood and FEMA flood hazard zones referenced in Policy C-DES-4. No objections from Planning Commission on 9/19/11.
<p>Items Continued:</p> <ul style="list-style-type: none"> • The PC requested that staff revise Policy C-DES-2 to more closely match the existing LCP Unit II Visual Resource Policy 3.a (page 207) while also incorporating language from the certified San Luis Obispo County LCP to clarify the definition of public viewing places. Accordingly, the following revisions are proposed for further consideration at the PC hearing on 11/7/11. <p style="margin-left: 40px;">C-DES-2 Protection of Visual Resources. Ensure the appropriate siting and design of structures to protect visual resources and prevent the obstruction of significant views, including views both to and along the coast as seen from public viewing areas spaces such as highways, roads, beaches, parks, coastal trails and accessways, vista points, coastal streams and waters used for recreational purposes and from Highway One, Panoramic Highway, and Sir Francis Drake Boulevard. protect visual resources and prevent the obstruction of significant views, including views both to and along the coast as seen from public viewing areas spaces such as highways, roads, beaches, parks, coastal trails and accessways, vista points, coastal streams and waters used for recreational purposes and from Highway One, Panoramic Highway, and Sir Francis Drake Boulevard. The intent of this policy is the protection of significant public views</p>

rather than coastal views from private residences where no public vistas are involved. Require development to be screened with appropriate landscaping provided that when mature, such landscaping shall not interfere with public views to and along the coast. The use of drought tolerant, native coastal plant species is encouraged. Continue to keep road and driveway construction, grading, and utility extensions to a minimum, except that longer road and driveway extensions may be necessary in highly visible areas in order to avoid or minimize other impacts.

COMMUNITY DEVELOPMENT

PC Actions:

- The PC directed staff to modify Policy C-CD-7 to clarify the County's jurisdiction with respect to public trust lands as follows:

C-CD-7 Structures on Public Trust Lands. Allow existing structures on public trust lands along the shoreline of Tomales Bay to be rebuilt if damaged or destroyed by natural disaster, in conformance with the development standards specified in Section 30610(g) of the Coastal Act and other County policies. The construction of new residential dwellings on public trust lands is not considered an appropriate use and is not allowed. It should be noted that development on public trust lands is within the Coastal Permit jurisdiction of the California Coastal Commission. However, other County permit requirements (such as Design Review or Tidelands Permit approval) may also apply.

- Revision to Policy C-CD-12 proposed by staff in response to Coastal Commission staff comments in the letter dated 8/29/2011. No objections from the Planning Commission on 9/19/11.

C-CD-12 Describe Village Limit Boundaries. The village limit boundaries are described as follows and shown on the accompanying land use maps for the following communities:

1. Muir Beach. The village limit boundary shall be defined by the surrounding federal and state parklands, as shown on the Muir Beach Land Use Policy Map 18a.
2. Stinson Beach. The village limit boundaries shall be defined by the surrounding state and federal parklands, Bolinas Lagoon, and Pacific Ocean. The beachfront area along Mira Vista owned by the County of Marin is also excluded, as shown on the Stinson Beach Land Use Policy Map 18b.
3. Bolinas. The village limit boundary shall be defined by the surrounding federal parklands in addition to County-owned lands adjacent to the Bolinas Lagoon, as shown on the Bolinas Land Use Policy Map 18c.
4. Olema. The village limit boundaries shall be defined by the surrounding federal parklands, as shown on the Olema Land Use Policy Map 18d.
5. Point Reyes Station. The village limit boundary shall be defined as shown on the Point Reyes Station Land Use Policy Map 18e by the 1976 community plan except that lands acquired by the federal government for inclusion in the GGNRA shall be excluded. These lands shall be rezoned to C-OA (Coastal open area).
6. Inverness Ridge. The village limit boundaries shall be determined by the location of public parklands to the north, west, and south, and by Tomales Bay to the east, as shown on the Inverness Land Use Policy Map 18f.¹²⁵
7. Marshall/East Side of Tomales Bay. The village limit boundaries shall be defined to include the area from the Hog Island Oyster Company to the north and the Marshall Boat Works to the south. On the east of Highway One, the village limit boundary shall include the small existing subdivided parcels abutting Highway One between Marshall-Petaluma Road and the Marshall Boat Works, as shown on the East Shore Land Use Policy Map 18h.
8. Tomales. The village limit boundary shall be defined as shown on the Tomales Land Use Policy Map 18j in the community plan of 1996.
9. Dillon Beach/Oceana Marin. The village limit boundaries shall be drawn from the northern boundary of the Oceana Marin subdivision on

the north, to the southern end of Lawson's Dillon Beach Resort on the south, and from the shoreline on the west to the eastern side of Oceana Marin, the Village, and Lawson's Dillon Beach Resort. Lawson's Dillon Beach Resort parcel 100-100-47 is included within this area, as shown on the Dillon Beach Land Use Policy Map 18i.

- The Planning Commission approved staff's recommendation to modify C-CD-14 as follows:

C-CD-14 Limited Conversion of Overnight Visitor-Serving Enterprises. Visitor-serving enterprises, particularly those which offer and provide places of overnight accommodation, shall remain available to any prospective guest on a space available basis. Conversion of such places of overnight accommodations into time sharing, club, condominium or any similar restricted or a more limited type of occupancy shall be discouraged. (See also the Parks, Recreation, and Visitor-Serving Uses Policies C-PK-1 through C-PK-8).

- The Planning Commission approved staff's recommendation to delete C-CD-17 as follows:

~~**C-CD-17 Commercial Development on Highway One.** Discourage commercial strip development proposals along Highway One. (PC app. 07/29/10)
[Adapted from the East Shore Community Plan, Policy CD-22, p. 56; also Tomales Community Plan, 1997, Policy CD-2.4, p. IV-6]~~

- The Planning Commission approved staff's recommendation to modify C-CD-18 as follows:

C-CD-18 Visitor Notification. Provide real-time information ~~Notify visitors~~ of the highway congestion and parking conditions in coastal communities to coastal visitors before they commit themselves to Highway One. Use by means of electronic signs located near Highway 101 or other appropriate locations, a regularly updated website, and other telecommunication methods ~~that would provide real-time information to coastal visitors.~~

- The Planning Commission approved staff's recommendation to delete C-CD-21 as follows:

~~**C-CD-21 State Lands Commission Notification.** Notify the State Lands Commission when an application for a coastal development permit is filed with the County on property identified as potentially subject to the public trust. Such notification shall be on lands shown on maps, supplied by the State Lands Commission, as being potentially subject to the trust easement. The State Lands Commission shall be requested to make a statement as to whether the lands are subject to the public trust, and whether a permit or lease will be required for such proposed development, prior to the issuance of the coastal permit by the County. (PC app. 07/29/10)
[Adapted from Unit I, New Development Policy 38, p. 85]~~

- Revision to Policy C-CD-23 proposed by staff in response to Coastal Commission staff comments in the letter dated 8/29/2011. No objections from the Planning Commission on 9/19/11.

C-CD-23 Residential Land Use Categories and Densities. Establish residential land use categories for residential development that are

designated at a full range of densities, with an emphasis on providing more affordable housing including incentives for low and very low income units, while also recognizing that physical hazards, fire risk, development constraints, protection of natural resources, and the availability of public services and facilities can limit housing development in most areas.

The following categories are established for residential land uses. Standards of population density and building intensity are established for each category. Density ranges expressed as dwelling units per acre are provided for residential uses. For nonresidential uses permitted in a residential land use category, the FAR established for that land use category shall apply.

Some examples of zoning designations that are consistent with various ~~general plan land use~~ residential designations are provided below (these may not be the only possible consistent zoning designations). ~~and the Z~~ zoning maps and Development Code provide additional details regarding allowed uses and development standards. Other uses that may be permitted in residential land use designations include, but are not limited to, parks, playgrounds, crop and tree farming, nurseries and greenhouses, home occupations, schools, libraries, museums, community centers, places of worship, hospitals, retreats, educational institutions, philanthropic and charitable institutions, facilities for nonprofit organizations, cemeteries, golf courses, country clubs, stables and riding academies, and family day care homes.

- Revision to Policy C-CD-24 proposed by staff in response to Coastal Commission staff comments in the letter dated 8/29/2011. No objections from the Planning Commission on 9/19/11.

C-CD-24 Commercial/Mixed-Use Land Use Categories and Intensities.

.....(portion of policy not shown)

General Commercial/Mixed Use (C-GC). The General Commercial mixed-use land use category is established to allow for a wide variety of commercial uses, including retail and service businesses, professional offices, and restaurants, in conjunction with mixed-use residential development. The Development Code includes permitted and conditional uses and development standards ~~for the zoning districts~~ consistent with this designation. The Land Use Policy Maps provide floor area ratio (FAR) standards for this designation. Residential development located in a mixed-use development within this designation shall be included in the permissible amount of development under these FARs. For projects consisting of low and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may be exceeded in areas with acceptable traffic levels of service – but not to an amount sufficient to cause an LOS standard to be exceeded.

Consistent Zoning: C-CP
C-H-1
C-RMP-.1 to C-RMP-30

Neighborhood Commercial/Mixed Use (C-NC). The Neighborhood Commercial/Mixed Use land use category is established to encourage smaller-scale retail, ~~and~~ neighborhood, ~~and visitor~~-serving office and service uses in conjunction with residential development oriented toward pedestrians and located in close proximity to residential neighborhoods. The Development Code includes permitted and conditional uses and development standards ~~for the zoning districts~~ consistent with this designation. The Land Use Policy Maps provide for floor area ratio (FAR) standards for this designation. Residential development located in a mixed-use development within this designation shall be included in the permissible amount of development under these FARs. For projects consisting of low and very low income affordable units, the FAR may be exceeded to accommodate additional units for those affordable categories. For projects consisting of moderate income housing, the FAR may be exceeded in areas with acceptable traffic levels of service – but not to an amount sufficient to cause an LOS standard to be exceeded.

Consistent Zoning: C-VCR

C-RMPC
C-VCR:B2

.....(remainder of policy not shown)

Items Continued:

- The Planning Commission approved staff's recommendation to modify C-CD-5 to eliminate a confusing reference to the Coastal Act noted by the Coastal Commission. In addition, recent amendments to Chapter 22.112.020 adopted by the Planning Commission have reduced limitations on the maintenance of nonconforming structures and uses. To ensure that Policy C-CD-5 conforms with current Development Code provisions, staff is recommending further modifications for consideration at the PC hearing on 11/7/11.

C-CD-5 Non-Conforming Structures and Uses. Allow existing, lawfully established non-conforming structures or uses ~~built or commenced prior to the effective date of the Coastal Act (January 1, 1977)~~ to be maintained or continued, provided that such structures or uses are not enlarged, intensified, ~~or~~ moved to another site, ~~or damaged or destroyed to an extent greater than 75 percent of their fair market value.~~ If a nonconforming use of land or a nonconforming use of a conforming structure is discontinued for a continuous period of ~~one year~~ **six months**, the use shall be deemed to have been abandoned and shall lose its legal nonconforming status.

- The Planning Commission had concerns that the phrase "do not adversely impact coastal resources" in Policy C-CD-27 may be interpreted too broadly and requested staff to propose alternative wording, which is indicated below.

C-CD-27 Density Bonuses. Provide density bonuses for affordable housing in the Coastal Zone consistent with Government Code Section 65915 and Coastal Act Section 30604(f), and the County's density bonus provisions in Chapter 22.24 (Affordable Housing Incentives) to the extent that such increases in density ~~do not adversely impact coastal resource,~~ **are consistent with the provisions of the LCP.**

- The Planning Commission requested staff to review the Village Limit Boundaries on Land Use Maps 18a, 18b, 18e, and 18d. *[The maps are not provided at this time.]*
 - Map 18a Muir Beach Land Use Policy Map: Staff confirmed that the sliver of C-AG1 land along Highway One is indeed a parcel (199-160-16). No action needed.
 - Map 18b Stinson Beach Land Use Policy Map: Revise as necessary to remove Open Space areas that are contiguous. **The Village Limit Boundary will be revised to remove parcel 195-194-01 since it is the downtown park/basketball court and is owned by the County of Marin. Property is zoned C-VCR.**
 - Map 18d Olema Land Use Policy Map: Revise as necessary to remove the reference to the Golden Gate National Recreation Area in the eastern portion of the map. **No revision to the Village Limit Boundary itself is needed.**
 - Map 18e: Point Reyes Station Land Use Policy Map: Revise as necessary to remove the C-OS areas within the Point Reyes National Seashore on the southern portion of the map from within the Village Limit Boundary. **The Village Limit Boundary will be revised to remove a number of parcels that are now federally owned.**

COMMUNITY SPECIFIC POLICIES

PC Actions:

- Revision to Policy C-SB-1 proposed by staff in response to Coastal Commission staff comments in the letter dated 8/29/2011. No objections from the Planning Commission on 9/19/11.

C-SB-1 Community Character of Stinson. Maintain the existing character of residential, and small-scale commercial, development and visitor-serving recreational development in Stinson Beach.

- The Planning Commission approved staff's recommendation to delete C-SB-5 (and to modify 22.66.040):

~~**C-SB-5 Camping and Hostel Facilities.** Consider the Christmas Tree Ranch site as a potential location for camping and hostel facilities for hikers and bicyclists, consistent with the Golden Gate National Recreation Area General Management Plan.~~

~~(PC app. 10/26/09)~~

~~[Stinson Beach Community Plan, 1983, Recreation Policy G, p. 48]~~

- The Planning Commission approved staff's recommendation to add C-SB-6 and modify 22.66.040 as follows:

C-SB-6 R-2 Zoning. Maintain the existing R-2 zoning in Stinson Beach in order to protect and maintain the existing character of the community.

22.66.040 Stinson Beach Community Standards

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I. R-2 zoning. Existing R-2 zoning in Stinson Beach shall be maintained per Land Use Policy C-SB-6.

- The Planning Commission approved staff's recommendation to add C-SB-7 and modify 22.66.040 as follows:

C-SB-7 Repair or Replacement of Structures. Allow the repair or replacement of existing duplex residential uses on parcels less than 7,500 square feet in the R-2 zoning district that are damaged or destroyed by natural disaster in Stinson Beach.

[Unit I Location and Density of New Development Policy 29, pg. 79]

22.66.040 Stinson Beach Community Standards

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J. Repair or Replacement of Structures. The repair or replacement of existing duplex residential structures shall be permitted per Land Use Policy C-SB-7.

- The Planning Commission approved deleting C-BOL-2 (and modify 22.66.050):

C-BOL-2 Development Standards in the C-RCR Zoning District. Any new construction of, or conversion of existing structures to hotel, motel, hostel, lodge, resort, or campground facilities will require rezoning to Resort and Commercial Recreation (RCR) district and would be subject to a Master Plan approval. Proposals will be evaluated based on the following criteria:

1. The degree to which facilities would become destinations in their own right (creating their own demand);
2. The degree to which such facilities would disrupt immediate neighbors and the community at large;
3. The availability of waste disposal and water services;
4. That access can be provided without unreasonable disturbance of resident traffic patterns;
5. The degree of environmental impact of the project on all natural systems but especially increased recreational use will affect beaches, reefs, waterfront lands, and other recreational areas endangered by overuse;
6. The degree to which architecture and landscaping conform to village scale and character;

(PC app. 07/29/10)

[Adapted from the Bolinas Community Plan, Tourist Accommodations Policy #3, p. 13]

- The Planning Commission approved deleting C-INV-2 (and modify 22.66.080):

C-INV-2 New Visitor-Serving Uses. Limit the development of new commercial development on Inverness Ridge. New visitor-serving uses, particularly lodging facilities, shall be evaluated against the following criteria:

1. The degree to which facilities would become destinations in their own right, thereby creating their own demand.
2. The degree to which such facilities would disrupt immediate neighbors and the community at large.
3. The availability of waste disposal and water services.
4. The degree to which access can be provided without unreasonable disturbance of resident traffic patterns.
5. The degree of environmental impact of the project on all natural systems.
6. The degree to which architecture and landscaping conform to village scale and character.

(PC app. 07/29/10)

[Adapted from the Inverness Ridge Community Plan, Commercial Land Use Policy #2.03, p. 38 – 39]

- The Planning Commission approved modifying C-ES-5 as follows:

C-ES-5 Local-Serving Facilities. Consider incorporate incorporating local-serving facilities in all new development, where appropriate.

- The Planning Commission accepted staff's recommendation to modify C-PRS-5 as follows:

C-PRS-5 Criteria for New Development in Point Reyes Station. New residential development in Point Reyes Station shall meet the following criteria:

1. **Building Height.** The height limit for residential structures shall be regulated as follows: In areas other than ridge line lots, no part of a primary building shall exceed 25 feet above natural grade and no part of an accessory building shall exceed 15 feet above natural grade. New development near ridgelines shall be sited and designed so that rooflines are below the visual plane of ridges when viewed from Point Reyes-Petaluma Road or Highway One. Where a ridge lot is too flat to allow placement of new construction below the visual plane of the ridge, up to a maximum of 18 feet above natural grade shall be imposed.

2, **Building Size.** The Mmaximum floor area to be allowed on any lot located in the planning area shall be 4,000 square feet. Building Area shall mean the sum of the gross horizontal areas of all floors of the building or buildings measured from the exterior faces of exterior walls excluding only unenclosed horizontal surfaces, such as balconies, courts, decks, porches, and terraces. To clarify the intent of the preceding two sentences, "floor area" is defined to include the total floor area of any detached structures and the total floor area of any garage. It is not the intention of this program to make any existing building, which complied with the building regulations at the time of its construction, nonconforming with respect to floor area limitations.

3, **Building Size Exceptions.** Exceptions to maximum permitted floor area may be permitted upon a determination by the Community Development Agency Director, in consultation with the Point Reyes Station Community, that the proposed development:

- a. Maintains adequate setbacks from property lines and surrounding development;
- b. Is located on a parcel which is large enough (generally greater than one acre) to accommodate the additional floor area while maintaining consistency with the surrounding built environment with respect to height, mass, and bulk;
- c. Is adequately screened by existing and proposed vegetation;
- d. Is adequately screened by the topography of the property or of surrounding properties; and
- e. Would not significantly limit or reduce sun and light exposure to adjacent properties

43. **Landscaping.** Require landscape and irrigation plans for all new developments or major modifications to existing buildings. Where applicable, the preservation of natural habitats and installation of additional plants native to the Point Reyes Station area is encouraged. Proposed trees and shrubs, when mature, should not deprive adjoining properties of views or sunlight. Weedy and/or invasive plants such as Eucalyptus, Acacia, Monterey Pine and Pampas Grass are discouraged. The choice of plants should be guided by the Point Reyes Station Landscaping Guide, Appendix K, in the Point Reyes Station Community Plan.

- The Planning Commission accepted staff's recommendation to modify C-PRS-7 and 22.66.070 as follows:

C-PRS-7 Point Reyes Affordable Homes Project. Development of the 18.59-acre property consisting of Assessor's Parcels 119-260-02 through 06 (formerly 119-240-45), 119-240-02 through 13 (formerly 119-240-46, 57, and 58) and consisting of Areas A, B, C, D, E and F as depicted on Exhibit E, shall be subject to the following land use designations, as defined in the Marin Countywide Plan and further incorporated as Appendix G to the Local Coastal Program: The land use designation for Areas A and B shall be C-MF-2 (Coastal, Multiple-family, one to four units per acre maximum residential density). The land use designation for Area C shall be C-SF-4 (Coastal, Single-family Residential, one to two units per acre). The land use designation for Areas D and E shall be C-NC (Coastal, Neighborhood Commercial, one to 20 units per acre maximum residential density, 30% to 50% commercial floor area ratio). The land use designation for Area F shall be C-OS (Coastal, Open Space).

The entire 18.59 acres shall be subject to a single site development plan consisting of Areas A, B, C, D, E and F. The site development plan shall be subject to review and approval by the California Coastal Commission as an amendment to the LCP. Any coastal development permit or permits for development of any portion of the site shall be consistent with the approved site development plan. The site development plan shall indicate the kinds, locations, and intensities of uses allowable in accordance with the following requirements:

1. Total number of residential units on the entire 18.6-acre area shall not exceed 36.
2. Area A shall be developed with a maximum of seven detached affordable and/or market-rate for-sale units ranging in size from approximately 900 to 1,155 square feet.
3. Area B shall be developed with a maximum of 27 rental affordable units ranging in size from approximately 1,440 to 1,720 square feet, and a manager's unit/community building of approximately 2,180 square feet.
4. No more than two residential dwelling units may be developed within Area C.

5. A minimum of 12 public parking spaces shall be provided within Area D.
6. A minimum of two acres shall be reserved for a future overnight visitor-serving facility, preferably providing lower cost services to the maximum extent feasible, or an alternative commercial use deemed appropriate by the Coastal Commission within Area E.
7. Future use of the approximate 18.59-acre area depicted on Exhibit E, including all wetlands shall be consistent with the Local Coastal Program, including provisions which mandate a 100-foot minimum buffer as measured landward from the edge of the wetlands.

22.66.070 Point Reyes Station Community Standards

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G. Point Reyes Affordable Homes Project. Development of the 18.59 acre property consisting of Assessor's Parcels 119-260-02 through -06 (formerly 119-240-45) and 119-240-02 through 13 (formerly 119-240-46, 57, and 58) shall conform with the provisions of Land Use Policy C-PRS-7.

- The Planning Commission accepted staff's recommendation to add new policy C-DB-2 and modify 22.66.110 as follows:

C-DB-2 Lawson's Landing. Retain Lawson's Landing as an important source of lower cost visitor-serving access and recreational opportunities, including coastal-dependent water-oriented activities such as boating and fishing.

22.66.110 Dillon Beach Community Standards

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C. Lawson's Landing. Lawson's Landing shall be retained as an important lower cost visitor serving facility per Land Use Policy C-DB-2.

- The Planning Commission accepted staff's recommendation to modify C-DB-1 as follows:

C-DB-1 Community Character of Dillon Beach. Maintain the existing character of residential and small-scale commercial development in Dillon Beach and Oceana Marin. Dillon Beach Resort, including all properties zoned C-RCR and C-RMPC between Dillon Beach Road and Dillon Creek, would be an appropriate site for new development of a modest scale, including a small motel, cafe, delicatessen, or restaurant, and day-use facilities. Due to its the proximity of the site of the former Pacific Marine Station site to the shoreline, it this the former Pacific Marine Station is an especially suitable area for facilities where many people can enjoy its prime location. The site offers opportunities, for example, for community services, a conference center, and youth hostel. Limited residential development would be appropriate at the Dillon Beach Resort, provided it is developed as a secondary use in conjunction with visitor-serving uses. All development shall demonstrate adequate water supply and sewage disposal, and shall be sited out of sand dunes and other environmentally-sensitive areas. Building heights shall be limited to that which is compatible with the scale and character of the area. Existing C-RCR and C-RMPC zoning shall be maintained.

Maintain existing C-RCR and C-APZ-60 zoning at Lawson's Landing.

The zoning designations for the C-RMP parcels in Oceana Marin represent the low end of the residential density ranges specified in the Dillon Beach Community Plan for the respective parcels. Development at higher density ranges may be approved if subsequent studies demonstrate that additional development can be accommodated in accordance with Policies CD-4.6 and CD-10.6 through CD-10.16 of the Dillon Beach Community Plan.

[Adapted from Unit II Recreation and Visitor Serving Facilities Policy 3.g(1) & (2), p. 51 – 52 and New Development and Land Use Policy 8(h)(7), p. 218 (as amended)]

Items Continued:

- The Planning Commission requested staff update C-SB-3 as necessary. *This work is in progress.*

- The Planning Commission requested staff update C-SB-4 to reflect the status of current work in progress.

C-SB-4 Easkoot Creek. Restore the original channel of Easkoot Creek, as feasible, to flow into the lagoon in the vicinity of the old causeway between Calle del Arroyo and Highway One to improve the hydraulic action of the lagoon.

- The Planning Commission requested staff modify C-PRS-2 to more generally reference areas that may be proposed for rezoning to C-VCR.

C-PRS-2 Commercial Infill. Promote commercial infill within and adjacent to existing commercial uses. Consider rezoning the four blocks bounded by B, C, 3rd, and 7th Streets, which are presently zoned C-RA:B2 to Village Commercial Residential (C-VCR) additional areas west of B Street, which is predominately zoned C-RA:B2, if it is determined that additional areas are necessary for visitor- and local-serving commercial uses. This area of the town constitutes the most suitable area for visitor- and local-serving commercial expansion because it is level, has adequate space, is located adjacent to the existing commercial area, and is several blocks removed from Highway One, thus reducing the potential for substantial traffic impacts as development proceeds.

- The Planning Commission requested staff modify C-INV-3. Staff is following up with DPW and the PRE Road Advisory Board. *This work is in progress.*

- The Planning Commission requested staff modify C-INV-4 as follows:

C-INV-4 Alternative Transportation. Maintain the present roadway system in its present capacity and configuration while providing an alternative means of circulation within the Planning Area to complement the roadway system. Consider the following projects:

1. ~~Consider a shoreline riding and hiking trail extending from the National Park visitor reception facilities in Bear Valley and to downtown Point Reyes Station.~~
2. ~~Support continuation and expansion of Marin Transit's Stagecoach service to West Marin.~~ [moved to Transportation C-TR-10a]
3. ~~Seek the installation of transit waiting shelters along Sir Francis Drake Boulevard, as appropriate.~~ [moved to Transportation C-TR-10a]
4. ~~Post transit schedules at transit stops and distribute schedules to residents.~~ [moved to Transportation C-TR-10a]
5. ~~Continue to utilize the principle of "flag stops" to receive or discharge transit patrons along the transit route as a further inducement to transit patronage~~ [moved to Transportation C-TR-10a]
6. Maintain existing residential streets at current improvement standards. Unimproved residential roadways should be improved to minimal all-weather travel standards such as crushed rock by owners of land whose frontages abut such roadways.
7. ~~Design new streets to be in keeping with the existing streets (i.e. two-lane roadways with soft shoulders).~~
8. Continue to maintain existing paths and encourage new pathways. Transfer the maintenance of existing pathways, which are maintained by local volunteers, to a local district as feasible.

9. Explore with the Community all feasible means of discouraging unsafe traffic uses and practices in the 1st and 2nd Valleys.

- The Planning Commission requested staff to add new policy C-ES-7 to address specific standards for retail sales facilities in the East Shore of Tomales Bay. The policy would require new or expanded retail sales facilities for retail sales of agricultural products within portions of the East Shore area would not be allowed as a Principally Permitted Use. The agricultural lands in this area are primarily zoned C-APZ-60. In other areas with the same zoning, the same retail sales facilities uses would be allowed as a Principally Permitted Use. Upon further research, staff has determined that it does not appear legal under Government Code 65852 to create separate regulations for the same type of use in a zoning district. Therefore, staff does not recommend this new policy.

65852 Uniformity. All such regulations shall be uniform for each class or kind of building or use of land throughout each zone, but the regulation in one type of zone may differ from those in other types of zones.

- To provide policy guidance for Lawson's Landing, staff recommended adding new Policy C-DB-2 to the Dillon Beach Community Specific Policies, to which the Planning Commission had no objections on 9/19/11. In the staff response to CCC comments, staff recommended supplementing proposed new policy C-DB-2 with additional language referencing Sand Haul Road as a potential additional access road to Lawson's Landing. The PC requested that staff reconsider the proposed language to ensure consistency with the intent of the Dillon Beach Community Plan and recent County and Coastal Commission project approvals. The Community Plan references Sand Haul Road as a potential second road to mitigate traffic impacts in the area. In addition, Coastal Commission staff is requiring the evaluation of Sand Haul Road for primary ingress and egress to Lawson's Landing as part of their recommended conditions of project approval. Accordingly, the following revisions to this portion of the policy are proposed for further consideration at the PC hearing on 11/7/11 (full policy shown for reference, portion approved by PC on 9/19/11 shown in *italics*).

(New) C-DB-2 Lawson's Landing. Retain Lawson's Landing as an important source of lower cost visitor serving access and recreational opportunities, including coastal-dependent water-oriented activities such as boating and fishing. Pursuant to the Dillon Beach Community Plan and project approvals, support provision of a second road connecting Dillon Beach Road to Lawson's Landing along Sand Haul Road in order require Sand Haul Road to be evaluated as a means to provide primary vehicular access to Lawson's Landing and to provide relief from traffic congestion in Dillon Beach Village, subject to full environmental review.

[Not in Unit I or II; adapted from the Coastal Commission staff report for Lawson's Landing Appeal No. A-2-MAR-08-028]

The corresponding addition to the proposed Development Code Amendments to implement this policy would read as follows:

22.66.110 Dillon Beach Community Standards

...

C. Lawson's Landing. Lawson's Landing shall be retained as an important lower cost visitor serving facility per Land Use Policy C-DB-2.

ENERGY (EN)

PC Actions:

- The PC approved staff's recommendation to add new Program C-EN-4.b with the following modification:

Program C-EN-4.b Consider Policy to Allow the Creation of ~~Non-Grid~~ Local-Serving Renewable Energy Systems. Evaluate the future implementation of a policy that would allow ~~non-grid~~ local-serving renewable energy systems in the Coastal Zone. Such systems would provide energy service exclusively from renewable energy resources such as solar or wind power to one or more coastal communities.

[Note: The PC deleted "non-grid" because any community-based system that requires the connection of energy facilities between more than one parcel is by definition a "grid system" even if it is not connecting to the grid of a major public utility company.]

Items Continued:

- The PC requested that staff revise the **introduction** to the LUP Energy chapter to include a discussion and explanation about the proposed prohibition of major industrial and energy facilities.
 - The PC requested that staff carry forward the discussion of Program **C-EN-4.a**, Policies **C-EN-5** and **C-EN-6**, and proposed new definitions to the PC hearing scheduled for November 7, 2011, so that they can be more carefully considered after the issue of Wind Energy Conversion Systems (WECS) in the Coastal Zone is resolved.
 - The PC requested that staff propose a **new Energy program** to study wind feasibility in the Coastal Zone, as well as the potential for other renewable energy resources, and bring back to PC on 11/7/11.
 - The PC requested that staff research Meteorological Towers (**Met Towers**) and other alternatives for measuring wind feasibility in the Coastal Zone, and bring discussion back to PC on 11/7/11. The PC suggested incorporating the following language into a standard for Met Towers if such development is proposed as an allowed use in the Coastal Zone:
 - **Meteorological Towers (Met Towers).** Outside geographic appeal areas of the Coastal Zone, approved Met Towers shall not exceed 100 ft in height. Within geographic appeal areas, approved Met Towers shall not exceed 40 ft in height.
 - The PC considered the following three alternatives for Wind Energy Conversion Systems (**WECS**) in the Coastal Zone, of which they requested that #2 and #3 be carried forward with modifications as shown for future consideration at the PC hearing on 11/7/11:
 - ~~Alternative 1: Implement the Board adopted countywide WECS ordinance in the Coastal Zone (see Marin County Ordinance No. 3548, adopted by the Board of Supervisors on 8/10/10).~~
- [Note: The PC does not consider Alternative #1 to be a feasible alternative for the Coastal Zone, and requested that it be deleted.]*

- **Alternative 2:** Allow Small WECS (roof-mounted, non-grid-tied agricultural, and freestanding) in the Coastal Zone, but prohibit all Medium and Large WECS.
- **Alternative 3:** Allow Small WECS (roof-mounted, non-grid-tied agricultural, and freestanding) and Medium WECS up to 100 ft in height in the entire Coastal Zone, and prohibit Medium WECS over 100 ft in height and all Large WECS within geographic appeal areas of the Coastal Zone.
 - Small WECS (roof-mounted, non-grid-tied agricultural, and freestanding): allow throughout entire Coastal Zone.
 - Medium WECS: up to 100 ft in height, allow in Coastal Zone only outside of geographic appeal areas. Over 100 ft in height, prohibit in entire Coastal Zone.
 - Large WECS: prohibit throughout entire Coastal Zone.

[Note: The PC requested that Alternative #3 be modified as shown for clarification.]

HOUSING (HS)

PC Actions:

- The Planning Commission approved staff's recommendation modify the Housing Background to reference the affordable housing sites identified in the Draft Housing Element that are located in the coastal zone as follows:

"The LCP provides several measures to address low and moderate income housing needs in the Coastal Zone, such as affordable housing provisions and retention of zoning for small lots of 6,000 to 10,000 square feet. These needs are also addressed by LCP policies that support the development of second units and agricultural worker housing where appropriate. To protect existing lower income units, the LCP also limits the conditions under which such units can be demolished, although hazardous structures may be demolished even if no replacement housing is built. Finally, it should be noted that the County's draft Housing Element identifies several sites in the Coastal Zone that could potentially accommodate affordable housing."

- The Planning Commission approved staff's recommendation to delete C-HS-9 and modify C-HS-5 as follows (and modify 22.64.130.A.5):

C-HS-5 Adjustments to Second Units Development Standards. Consistent with Senate Bill 1866 the requirements of California Government Code Section 65852.2, continue to enable construction of well-designed second units in both new and existing residential neighborhoods as an important way to provide workforce and special needs housing. Ensure that adequate services and resources, such as water supply and sewage disposal, are available, consistent with Policy C-PFS-1 Adequate Services.

~~**C-HS-9 Second Units.** Enable construction of well designed second units in single-family and multifamily residential zoning districts, consistent with parking and street capacity, as an important way to provide workforce and special needs housing. Ensure that adequate services and resources, such as water supply and sewage disposal, are available, consistent with Policy C-PFS-1, Ensure Adequate Services.~~
(PC app. 10/26/09)
[Adapted from CWP HS 3.24 p. 3-120]

- The Planning Commission requested staff modify C-HS-6 and program C-HS-6.a to delete references to bed and breakfast uses as follows:

C-HS-6 Restricted Short-Term Rental of Primary or Second Units. Consider restricting the use of residential housing for short term vacation rentals or bed and breakfast uses.

Program C-HS-6.a Address Short-Term Rental of Primary or Second Units. Consider restricting the use of residential housing for short term vacation rentals or bed and breakfast uses.

1. Work with community groups to determine the level of support for an ordinance restricting short-term vacation rentals or B&Bs.

2. Research and report to the Board of Supervisors on the feasibility of such an ordinance, options for enforcement, estimated program cost to the County, and the legal framework associated with rental properties.

- The Planning Commission requested staff modify C-HS-8 as follows:

C-HS-8 Development of Agricultural Worker Housing Units in Agricultural Zones. Support Pursue policy changes that promote the development of agricultural worker units in agricultural zones.

Items Continued:

- Staff proposes to modify C-HS-1 to remove the reference to very-low, low, and moderate income households since these terms have been incorporated into the revised definition of "Affordable Housing."

C-HS-1 Protection of Existing Affordable Housing. Continue to protect and provide affordable housing opportunities for very low, low, and moderate income coastal residents households. Prohibit demolition of existing deed restricted very-low, low, and moderate income affordable housing except when:

1. Demolition is necessary for health and safety reasons; or
2. The costs of rehabilitation would be prohibitively expensive and impact the affordability of such homes for very-low, low and moderate income households; and
3. The units to be demolished are replaced on a one-for-one basis with units of comparable rental value on site or within the immediate Coastal Zone area.

- Staff proposes to modify Program C-HS-8.a in response to Coastal Commission staff comments regarding permit requirements for agricultural worker housing as follows:

Program C-HS-8.a Ministerial Review for Agricultural Worker Housing Units. Establish an administrative Coastal Permit ministerial review process for applications for agricultural worker units in order to expedite the permitting process and facilitate the development of legal agricultural worker units.

PUBLIC FACILITIES AND SERVICES

PC Actions:

- Revision to Policy C-PFS-2 proposed by staff in response to CCC comments. No objections from Planning Commission on 9/19/11.

C-PFS-2 Expansion of Public Services. Limit new or expanded roads, flood control projects, utility services, and other public works facilities to the minimum necessary to adequately serve development as identified by LCP land use policies, including existing development. Take into account the existing and probably future availability of other public services such that the expansion does not accommodate growth which cannot be handled by other public works facilities. All such public works projects shall be subject to the LCP. .

- The PC approved staff's recommendation to revise Policy C-PFS-5 to include a reference to the applicable sewer service provider. In addition, the PC further revised the policy to acknowledge other cases where sewer connection may be infeasible:

C-PFS-5 Community Sewer Systems. Require new development within a village limit boundary to connect to a public sewer system if the sewer system is within 400 linear feet of the parcel on which development is proposed, unless the County Health Officer or applicable sewer service provider finds that such connection is legally or physically impossible, prohibited, physically impossible, or otherwise infeasible. .

- Revision to Policy C-PFS-8 proposed by staff in response to CCC comments. No objections from Planning Commission on 9/19/11.

C-PFS-8 Sewage Disposal Systems Requirements for New Lots. Require all sewage disposal systems on newly created lots to comply in all respects, without variance, with applicable County and State septic system regulations.

Items Continued:

- The PC requested that staff revise Policy C-PFS-18 regarding desalination to clarify that it would allow the treatment of existing water supplies subject to salt water intrusion. Accordingly, the following revisions are proposed for further consideration at the PC hearing on 11/7/11.

C-PFS-18 Desalination Facilities. Due to the Coastal Zone's unique natural resources and recreational opportunities of nationwide significance, prohibit the development of desalination facilities. This policy applies to the desalination of ocean water and is not intended to prohibit the treatment of existing surface or ground water supplies for purposes of maintaining water quality.

TRANSPORTATION (TR)

PC Actions:

No questions or comments. No revised staff recommendation was presented.

Items Continued:

- The Planning Commission requested staff modify C-INV-4 to revise and move selected sections to the Transportation section. This would result in modifying Program C-TR-10.a as follows:

Program C-TR-10.a Encourage Additional Transit Service. Encourage the development of new transit service routes and associated loading and turning areas, consistent with the goal of utilizing public transit to meet current and increased use of coastal access and recreational areas.

Consider the following projects:

1. Support continuation and expansion of Marin Transit's Stagecoach service to West Marin;
2. Seek installation of transit waiting shelters along Sir Francis Drake Boulevard, as appropriate;
3. Post transit schedules at transit stops; and
4. Consider utilizing the principle of "flag stops" to receive or discharge transit patrons along the transit route as a further inducement to transit patronage.

HISTORICAL AND ARCHAEOLOGICAL RESOURCES
<i>PC Actions:</i>
No questions or comments. No revised staff recommendation was presented.
<i>Items Continued:</i>
None

PARKS, RECREATION, & VISITOR-SERVING USES (PK)

PC Actions:

- The PC approved Policy C-PK-4 with the following modifications:

C-PK-4 Balance of Visitor-Serving and Local-Serving Facilities. Support a balance between visitor-serving and level of local-serving facilities such that an adequate infrastructure can be maintained to ensure the health, vitality, and survival of the visitor-serving segment of the coastal economy.

- The PC approved Policy C-PK-10 with the following modifications:

C-PK-10 Appropriate Uses of Federal Parks. The following policies apply to shall be advisory for development on federal parklands within the Coastal Zone.

1. Public access and transportation.
 - a. Provide additional coastal access trails and bike paths where feasible and consistent with the protection of the park's natural resources. Non-vehicular accessways should connect to points accessible by both automobile and transit.
 - b. Give priority to frequent and convenient transit service from outside the parks to the most heavily used areas in the parks in transit planning and funding. Encourage the National Park Service to expand shuttle services within the parks.
2. Recreation and visitor-serving facilities.
 - a. Give priority to the development of new facilities in the most heavily used areas of the parks which are close to park interpretive, educational, and other programs and which are easily accessible by transit.
 - b. If any unused buildings within the parks, such as military structures, still exist, review them for potential overnight accommodations before they are converted to other cultural or institutional uses.
3. Natural resources.
 - a. Encourage evaluation of federal projects which involve the modification or alteration of natural resources by the Coastal Commission through the consistency review process using the Local Coastal Program as a guide.
4. Agriculture and mariculture.
 - a. Encourage the continuation of agricultural land uses in the GGNRA and PRNS, at locations and levels which are compatible with the protection of natural resources and public recreational use. Agricultural operations should be monitored to ensure that they are compatible with resource carrying capacity. Where conflicts arise between agriculture and resource protection or public access or recreational uses, they should be resolved in such a way as to protect resources and public safety while still allowing the continuation of the agricultural operation.
 - b. Encourage the National Park Service to develop uniform procedures and standards to use in dealing with all agricultural tenants, including the use of long-term lease arrangements of at least ten years. Encourage the review of existing agricultural leases and special use permits five years prior to their expiration for compatibility with park goals. Operators should be notified at that time whether or not their leases will be renewed and what revisions in operating arrangements, if any, are necessary. Automatic lease renewal provisions should be supported if all terms and conditions of a lease are met.

~~e. Encourage existing mariculture operations and permit them to continue in the parks. Additional mariculture activities should be considered provided that they do not conflict with public access, recreation, or the protection of visual or natural resources. New mariculture activities should be subject to consistency review by the Coastal Commission.~~

5. Development/historic preservation.

a. Whenever possible, utilize existing structures and existing developed areas for new or expanded development. Historic structures should be preserved, restored, and formally designated as historic resources where appropriate. Work with the National Park Service to coordinate historic preservation activities in the Coastal Zone. The majority of park development should be concentrated in the southern GGNRA due to its **close** proximity **and accessibility** to urban population centers, **easy accessibility**, and availability of existing facilities. New backcountry campgrounds should be developed with minimum impacts on visual and habitat resources.

- The PC approved Policy C-PK-11 with the following modifications to the section for “Marconi Cove Area”:

C-PK-11 State Parks.

...

Marconi Cove Area

1. Provide day-use picnicking and boating facilities at this former marina/campground site.
2. Provide **approximately eight** walk-in campsites which could accommodate, but would not be limited to, the camping needs of bicyclists, boaters, and future hikers of the California Coastal Trail.
3. Consider adaptation of the bathhouse (potentially historic) along Highway 4. ~~One to use as staff or campground host housing or for another park use. The old gas station is less than 50 years old, does not have the potential for historic significance, and can be demolished.~~
4. Retain natural values where the property is narrowest, on the south end.
5. Ensure that development and operation of recreational facilities at Marconi Cove consider potential impacts to freshwater and baywater quality, wildlife, and to existing state water bottom leases utilized for commercial shellfish aquaculture.

...

(Note: rest of policy remains unchanged)

- The PC approved Policy C-PK-14 with the following modification to item 6:

C-PK-14 Appropriate Alignment of the California Coastal Trail. Support completion of the California Coastal Trail through Marin County, working with willing sellers or donors.

From Tomales north to the County line, the route should tentatively follow Dillon Beach Road and Valley Ford-Franklin School Road, as and if appropriate.

Acquisition, siting, and design of the California Coastal Trail should reflect the following standards:

1. Seek needed trail segments from willing sellers at fair market value or by donation;
2. Locate the trail along or as close to the shoreline as feasible;
3. Incorporate a “braided trail” concept, if necessary, in which there are separate routes for different non-motorized users;
4. Make the trail continuous and link it to other public trail systems;
5. Where not feasible to locate the trail along the shoreline due to natural landforms, sensitive natural resources, or agricultural operations, locate inland bypass segments as close to the shoreline as possible;

6. Consider use of ~~interim trail segments~~ inland bypass trail that assures a continuous coastal trail in the short-term, while providing for potential realignment to better locations as conditions change in the future, and seek opportunities over time to move such segments closer to the coastline where willing landowners agree;
7. Wherever possible, avoid locating the trail along roads with motorized vehicle traffic; if it is necessary to site the trail along roads, provide for separation of the trail from traffic.

Items Continued:

- The PC requested that staff revise the “Table of Overnight Accommodations in the Coastal Zone” (Attachment 6 of the 9/19/11 Staff Report), to remove duplications and confirm locations for specific businesses listed.

PUBLIC COASTAL ACCESS

PC Actions:

- The PC approved Policy C-PA-20 with the following modification:

C-PA-20 Effects of Parking Restrictions on Public Coastal Access Opportunities. When considering a coastal permit application that ~~would authorize restrictions on public parking could result in reducing public parking opportunities~~ near beach access points or parklands, ~~balance the need to protect public safety and fragile coastal resources with the~~ evaluate options that consider both the needs of the public to gain access to the coast and the need to protect public safety and fragile coastal resources, ~~and consider potential~~ including finding alternatives to reductions in public parking ~~restrictions~~.

- Note revised staff recommendations on p. 44 of Attachment #1 (items #1 and 2, but not items #3 through 6, which appeared there in error).

Items Continued:

- The PC requested that staff consider deleting the first sentence or two of Policy C-PA-8, on the basis that public acquisition of the access trails in question may have occurred already. Possible revision of the policy is as follows:

C-PA-8 Bolinas Mesa. ~~Historic p~~Public use of the two access trails across Bolinas Mesa to the RCA beach and of the beach area itself shall be protected ~~in accordance with the access program approved by the North Central Coast Regional Commission in its action on Permit No. 31-78 (Commonweal).~~ As provided by the conditions of the Commonwealth permit approval, use of the access trails and beach areas and shall be limited to the level and character of the historic use of the property (including but not limited to use for beach access, hiking, swimming, and horseback riding) in order to protect the natural resources of Duxbury Reef. Limited signing shall be provided to identify the access trails and caution trail users of the fragile coastal resources of the area.

Chapter 22.65 - Coastal Zone Planned District Development Standards

PC Actions:

- The PC revised 22.65.030.D.1 to clarify its intent as follows:

1. **Clustering requirement.** Structures shall be clustered in a geologically stable, accessible location on the site where their visual prominence is minimized, the most accessible, least visually prominent, and most geologically stable portions of the site, consistent with needs for privacy where multi family residential units are proposed. Clustering is especially important on open grassy hillsides; however, a greater scattering of buildings may be preferable on wooded hillsides to save trees. The prominence of construction shall be minimized by placing buildings so that they will be screened by existing vegetation, rock outcroppings or depressions in topography.

- The PC revised 22.65.050.C.2 to clarify its intent as follows:

2. Clustered development shall be located both to provide for the retention of the maximum amount of land in agricultural use and to protect important upland feeding wildlife habitat areas. Development clusters shall also be located to maintain the visual resources and environmentally sensitive areas of the site and surrounding areas.

- Technical Edits submitted by Commissioner Holland:

Section 22.65.020

- A. Compliance with standards required.** Proposed development and new land uses shall be designed and constructed in conformity with:
1. All standards and requirements established through the approval of a Coastal Permit;
 2. Any provisions of this Chapter applicable to a specific planned coastal zoning district; and
 3. The provisions of Chapter 22.64 (Coastal Zone Development and Resource Management Standards); and
 4. Any provisions of Sections 22.62.060 (Coastal Agricultural and Resource Related Districts), 22.62.070 (Coastal Residential Districts), or 22.62.080 (Coastal Commercial and Mixed-Use Districts); and.

Section 22.65.030.B

- B. Fire protection.** In rural areas, and/or areas without water systems, on-site water storage capacity may be required for each single-family dwelling, subject to the requirements of the County Fire Department or local Fire Protection District, as applicable. Where feasible, the design of planned or cluster developments should include provisions for common water storage facilities and distribution systems. Maintenance of these water storage facilities and distribution systems should be performed according to a plan prepared by the applicant and approved by the County Fire Department.

Section 22.64.030.D.1 (end of second paragraph)

...

...Proposed development shall be located close to existing roads, and shall not require new road construction or improvements resulting

in significant impacts on agriculture, significant vegetation, significant scenic resources, or natural topography of the site. Proposed development shall be sited to minimize impacts on scenic resources, wildlife habitat and streams, and adjacent agricultural operations. Any new parcels created shall have building envelopes outside any designated scenic protection area.

Section 22.65.060

A. Purpose. This Section provides development standards for the C-RSP Zoning District Standards that are intended allow for site planning with careful consideration to sensitive site characteristics.

B. Applicability. Proposed development and new land uses shall comply with the provisions of Section 22.65.030 (Planned District General Development Standards), and Chapter 22.64 (Coastal Zone Development and Resource Management Standards).

...*(part C remains unchanged)*

Section 22.65.070

...

B. Applicability. Proposed development and new land uses shall comply with the provisions of Section 22.65.030 (Planned District General Development Standards) and Chapter 22.64 (Coastal Zone Development and Resource Management Standards).

...

E. Public access requirements. The following public access requirements apply in addition to the coastal access provisions in Section 22.64.180 (Public Coastal Access). In the event of any conflict between the following provisions and the requirements of Chapter 22.64 (Coastal Zone Development and Resource Management Standards), the following shall control within the Seadrift Subdivision.

...

(rest of section 22.65.070 remains unchanged)

Items Continued:

- The PC requested that staff check with County Counsel regarding **Section 22.65.050.D.4:**

4. In some cases, the County may require reasonable public access across those lands remaining in private ownership. Pedestrian and/or equestrian access shall be provided where consistent with adopted County and coastal plans, where consistent with Federal and State law, where not in conflict with agricultural uses, and where liability issues have been resolved. Public access for pedestrian and/or equestrian purposes may only be required as a condition of plan approval.