

**Airport Land Use Commission and Marin County Planning Commission  
Regular Meeting  
Monday, April 11, 2022, 1:00 P.M.**

[Agenda and Protocols PDF](#)

1. [INITIAL TRANSACTIONS - AIRPORT LAND USE COMMISSION](#)

ROLL CALL: *The meeting was called to order by Chair Don Dickenson at 01:00 p.m. Present at Roll Call: Margaret Curran; Christina L. Desser; Rebecca Lind; Richard Nave; Jon Pittman; Peter Theran.*

Community Development Agency staff present: Assistant Director Sarah Jones; Current Planning Manager Jeremy Tejirian; Planning Commission Secretary Ana Hilda Mosher.

a. [Adopt Resolution Regarding Tele/Video-Conference Meetings During the COVID-19 State of Emergency 05:30](#)

[Draft Resolution Regarding Tele/Video-Conference Meetings During the COVID-19 State of Emergency](#)

M/s Christina Desser - Margaret Curran to approve the Resolution regarding Tele/Videoconferences during the COVID-19 State of Emergency.

Vote: Motion carried 6-0

AYES: Margaret Curran; Christina L. Desser; Don Dickenson Rebecca Lind; Jon Pittman; Richard Nave; Peter Theran.

ABSENT: Margot Biehle.

b. [Minutes – February 28, 2022](#)

[Draft Minutes - February 28, 2022](#)

M/s Christina Desser -Jon Pittman to approve the minutes of the meeting of February 28, 2022, as presented.

Vote: Motion carried 6-0

AYES: Margaret Curran; Christina L. Desser; Don Dickenson Rebecca Lind; Jon Pittman; Richard Nave; Peter Theran.

ABSENT: Margot Biehle

2. [DIRECTOR'S REPORT](#)

Mr. Tejirian provided an update on future Planning Commission agenda items.

3. [OPEN TIME FOR PUBLIC EXPRESSION \(LIMITED TO THREE MINUTES PER SPEAKER\)](#)

No one addressed the Commission.

The Airport Land Use Commission meeting was adjourned at 1:05 P.M. and convened as the Marin County Planning Commission with five members present as indicated.

1. [INITIAL TRANSACTIONS - PLANNING COMMISSION](#)

*ROLL CALL The meeting was called to order by Chair Don Dickenson at 01:05 p.m.*

Present at Roll Call: Margaret Curran; Rebecca Lind; Christina L. Desser; Don Dickenson; Peter Theran.

Absent at Roll Call: Margot Biehle.

Community Development Agency staff present: Assistant Director Sarah Jones; Current Planning Manager Jeremy Tejirian; Planning Commission Secretary Ana Hilda Mosher.

County Counsel: Tarisha Bal.

a. [Adopt Resolution Regarding Tele/Video-Conference Meetings During the COVID-19 State of Emergency](#)

[Draft Resolution Regarding Tele/Video-Conference Meetings During the COVID-19 State of Emergency](#)

M/s Christina L. Desser - Peter Theran to adopt Resolution Regarding Tele/Video-Conference Meetings During the COVID-19 State of Emergency.

Vote: Motion carried 5-0

AYES: Margaret Curran; Rebecca Lind; Christina L. Desser; Don Dickenson; Peter Theran.

ABSENT: Margot Biehle.

b. [Minutes – February 28, 2022](#)

M/s Christina L. Desser - Peter Theran to approve the minutes of the meeting of February 28, 2022, as presented.

Vote: Motion carried 5-0-1

AYES: Margaret Curran; Rebecca Lind; Christina L. Desser; Don Dickenson; Peter Theran.

ABSENT: Margot Biehle.

c. [Communications](#)

None.

2. [DIRECTOR'S REPORT](#)

a. [Preliminary Agenda Discussion Items](#)

[Preliminary Agenda letter](#)

Mr. Tejirian provided an update on future Planning Commission agenda items.

3. [OPEN TIME FOR PUBLIC EXPRESSION \(LIMITED TO THREE MINUTES PER SPEAKER\)](#)

Clayton Smith addressed the Commission.

4. [INTERIM ORDINANCES IMPLEMENTING SENATE BILL 35 AND SENATE BILL 9](#)

[Staff Report and Draft Resolutions](#)

[Attachments 4-9](#)

[Staff Supplemental Memorandum](#)

[Resolution PC22-003](#)

[Resolution PC22-004](#)

[Resolution PC22-005](#)

Planning Manager presented the staff report and requested that the Planning Commission endorse the proposed SB 35 and SB9 ordinances as modified and recommend approval by the Board of Supervisors.

Staff and County Counsel answered questions from the Commission.

Public testimony was opened, and the following people spoke:

Jonathan Wrobel; Clayton Smith; Eric McCloskey; Layla Hill; Will Carroll; Bruce Corcoran; Chris Skelton.

Public testimony was closed.

The Commission conducted the following straw vote:

In favor of keeping staff recommendation to the R1:B3 standards.

Ayes: 5

Noes: 0

M/s Margaret Curran - Peter Theran to approve the following straw vote: That the Planning Commission is the decision-making body with no appeal to the Board of Supervisors.

Vote: Motion carried 5-0

AYES: Margaret Curran; Rebecca Lind; Christina L. Desser; Don Dickenson; Peter Theran.

ABSENT: Margot Biehle.

M/s Christina L. Desser - Peter Theran recommend to the BOS the Resolution recommending adoption of an ordinance providing local implementations for the California State Senate Bill 35, as put forward by the staff with the clarification that the Planning Commission should be the decision-making body which is not appealable.

Vote: Motion carried 5-0

AYES: Margaret Curran; Rebecca Lind; Christina L. Desser; Don Dickenson; Peter Theran.

ABSENT Margot Biehle.

M/s Rebecca Lind - Christina L. Desser to approve the following straw vote: To amend the maximum square foot area from 1,800 square feet to 1,000 square feet.

Vote: Motion carried 5-0-1

AYES: Margaret Curran; Rebecca Lind; Christina L. Desser; Don Dickenson; Peter Theran.

ABSENT: Margot Biehle.

The Commission conducted the following straw vote:

To support wording recommended by staff to require that for urban lot splits the property has frontage on a public-right-of-way.

Ayes: 5

Noes: 0

M/s Rebecca Lind - Peter Theran to approve the following straw vote: To prohibit the development of Accessory Dwelling Units after an urban lot split.

Vote: Motion carried 5-0  
AYES: Margaret Curran; Rebecca Lind; Christina L. Desser; Don Dickenson; Peter Theran.  
ABSENT: Margot Biehle.

M/s Peter Theran - Margaret Curran to approve a Resolution recommending that Board of Supervisors adopt an ordinance providing local implementing regulations for the California Home Act (State Senate Bill 9) as it relates to urban lot splits with the following revisions: to reduce the maximum floor area of 1,000 square feet, and to require direct access to a public right of-way.

Vote: Motion carried 5-0  
AYES: Margaret Curran; Rebecca Lind; Christina L. Desser; Don Dickenson; Peter Theran.  
ABSENT: Margot Biehle.

M/s Rebecca Lind - Peter Theran To approve a Resolution recommending that the Board of Supervisors adopt an ordinance providing local implementing regulations for the California Home Act (State Senate Bill 9) as it relates to Urban Lot Splits with the following changes: to prohibit the development of Accessory Dwelling Units after an urban lot split, and to require owner occupancy for three years after an urban lot split.

Vote: Motion carried 5-0  
AYES: Margaret Curran; Rebecca Lind; Christina L. Desser; Don Dickenson; Peter Theran.  
ABSENT: Margot Biehle.

The next Planning Commission meeting is scheduled for April 11, 2022, at 1:00P.M.

The meeting was adjourned at 2:59 P.M.