

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR – January 13, 2003

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- 1:00 P.M.
1. ROUTINE TRANSACTIONS
 - a. Incorporate Staff Reports into Minutes
 - b. Continuances
 - c. Minutes
 2. COMMUNICATIONS
 3. DIRECTOR'S ORAL REPORT
 - a. Report on Progress of General Plan Updates
 - b. Update on Board of Supervisors Actions
 - c. Report on On-Going/Pending Development Projects
 4. OPEN TIME FOR PUBLIC EXPRESSION, LIMITED TO THREE MINUTES PER SPEAKER
 5. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

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- 1:30 P.M. 6. STREAM CONSERVATION AREA ZONING ORDINANCE WORKSHOP TKL

The purpose of the workshop is to discuss a proposed zoning ordinance that would establish standards for development and conservation within Stream Conservation Areas for unincorporated properties in central and eastern Marin County. At this workshop, information responding to the public comments received at the Community Development Agency's workshop on December 19, 2002 will be presented. In addition, representatives from various agencies, such as the Marin County Department of Public Works, the State Department of Fish and Game, the Regional Water Quality Control Board, and FishNet 4C, have been invited to share their perspectives and to discuss jurisdictional and permitting issues that pertain to streams and riparian habitats. The Stream Conservation Area consists of the watercourse of a mapped stream and a strip of land extending outward from the top of both stream banks, to a width of either 50 feet or 100 feet, depending on whether the property is located in the eastern city-centered, central rural, or coastal recreation corridors of the county. With certain exceptions, the draft ordinance proposes a requirement for a Design Review permit in order to construct a new structure or to expand an existing structure that is located in the Stream Conservation Area. The draft ordinance also includes proposed findings for approval of a Design Review permit for development that is proposed within the Stream Conservation Area.

Note: A decision on the proposed ordinance will not be made at the workshop. The Planning Commission will conduct a public hearing at a future date to consider the proposed ordinance and to make a recommendation to the Board of Supervisors. At a subsequent public hearing, the Board of Supervisors will consider whether to approve or deny the ordinance after receiving the recommendation from the Planning Commission.

I PLANNING COMMISSION VOTING REQUIREMENTS

- A. For the following action, four (4) affirmative votes from the Planning Commission membership must be cast.
 - 1. Adopt recommendation to adopt or amend a general community specific plan, or
 - 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 or quorum (for a minimum of three affirmative votes).

II. GUIDELINES FOR TIME LIMITS ON PRESENTATION AND PUBLIC TESTIMONY

The Planning Commission's general meeting procedure and time limit guidelines are as follows:

- A. Planning Division staff report 5-10 minutes
- B. Planning Commission questions to staff
- C. Applicant's presentation 10 minutes maximum
- D. Appellant's presentation 10 minutes maximum
(applies only if public hearing is required to act on a valid appeal)
- E. Public Testimony (depending on the number of speakers) 3-5 minutes each

(Written testimony is greatly appreciated [10 copies], and should be received no later than 9:00 a.m. on the Monday prior to the day of the hearing. Please send written testimony to the Marin County Community Development Agency - Planning Division, 3501 Civic Center Drive, Room 308, San Rafael, California 94903. ***When written testimony is presented, it is not necessary to read the entire text into the minutes; it will automatically become a part of the record.***)
- F. Close public hearing

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

III. OPEN TIME FOR PUBLIC EXPRESSION

Testimony regarding projects or plans not scheduled on the agenda will not be considered a part of the administrative record.

IV. NOTICE REGARDING BUS SERVICE

The Marin County Civic Center is served by Golden Gate Transit Bus Routes 1, 23, and 39 with connections to other routes at Third and Hetherton Streets in San Rafael. For more information call (415) 453-2100.

NOTE: ALL PLANNING COMMISSION MEETINGS ARE TAPE RECORDED.

**** (Visit our website at "<http://www.co.marin.ca.us/depts/BS/main/brdscomm/mcbds/plngcom.cfm>. ") ****