

# REVISED

MARIN COUNTY PLANNING COMMISSION AGENDA  
Marin County Civic Center, Room 328 - San Rafael  
REGULAR – January 27, 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. MASTER PLAN AND PRECISE DEVELOPMENT PLAN: WALDO POINT HARBOR CG

Hearing to consider recommending approval of the applications proposing the reauthorization, reconfiguration and expansion of the existing 245-berth Waldo Point Harbor houseboat marina. This action involves a recommendation by the Marin County Planning Commission to the Marin County Board of Supervisors, which will be considered by the Board at a future hearing to be scheduled. As proposed, the project would allow for the expansion of Waldo Point Harbor to 283 berths to accommodate 38 Gates Cooperative houseboats presently situated in areas of the marina designated as open water in the original Waldo Point Harbor Use Permit. The additional berths would be accommodated both along existing docks as well as on a new, approximately 300 foot long dock which would be constructed north of the existing Main Dock, in the vicinity of the existing Gates Cooperative area. To accommodate the parking demand for the reconfigured marina, the applicant proposes to construct a new parking lot for 134 vehicles northeast of the Gate 6 Road/Bridgeway Boulevard intersection, and make minor modifications to existing parking areas, resulting in a total of 484 private and 10 public parking spaces on the project site. Additional proposed improvements include the construction of a shoreline park and a public access pathway along the entire perimeter of the site. Finally, the project proposes implementation of a land exchange between Waldo Point Harbor and the State Lands Commission which would provide Waldo Point Harbor with fee title (subject to a public trust easement) to submerged lands within the marina under existing and proposed docks and houseboat berths, and would provide the State with fee title to most of the open space and open water areas within the marina, which would be made available for public trust purposes or retained in a natural state. The project site comprises approximately 45.2 acres of land, tideland, and water areas immediately north of the corporate limits of the City of Sausalito, east of Bridgeway Boulevard, and between Gates 5 and 6 Roads. The site occupies nineteen Assessor's Parcels between Eureka Street (north), Railroad Avenue (east), Monterey Street (south), and Petaluma Street (west) as follows: Assessor's Parcel Numbers 52-301-04 & 08, 52-304-01, 52-312-01, 52-313-01, 52-314-01, 52-331-01, 52-332-01, 52-333-01 through 04, 52-334-01, 52-335-01, 52-336-01, 52-341-01, 52-342-01, 52-344-01, and 52-345-01. Portions of the following street right-of-ways are also within the property boundary: Donahue Avenue, Humboldt Avenue, Petaluma Street, Grove Street, Yuba Street, Myrtle Street, Waldo Street, and Monterey Street. In order to complete the proposed land exchange with the State Lands Commission, Assessor's Parcel Number 52-252-01, comprising 0.7 acres, which lies north of the project site, is being included as open space for the project. The Planning Commission previously recommended at their meeting of October 15, 2001, that the Board of Supervisors certify the Final Revised Environmental Impact Report for the above project. Therefore, the January 27, 2003, Planning Commission hearing will address the merits of the proposal.

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>." ) \*\***