

MARIN COUNTY PLANNING COMMISSION AGENDA  
Marin County Civic Center, Room 328 - San Rafael  
SPECIAL MEETING – June 9, 2003

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- 1:00 P.M.    1.    ROUTINE TRANSACTIONS  
                  a.    Incorporate Staff Reports into Minutes  
                  b.    Continuances  
                  2.    COMMUNICATIONS  
                  3.    DIRECTOR'S ORAL REPORT  
                  a.    Report on Progress of Sustainability Programs  
                  b.    Report on On-Going/Pending Development Projects  
                  4.    OPEN TIME FOR PUBLIC EXPRESSION, LIMITED TO THREE MINUTES PER SPEAKER
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- 1:30 P.M.    5.    SECOND DWELLING UNIT ORDINANCE WORKSHOP CG

A workshop to discuss proposed revisions to the Marin County Zoning Ordinance to implement new provisions of State law related to the regulation and permit process for second dwelling units for unincorporated properties in Marin County. At this workshop, information regarding the State second dwelling unit statute, Government Code Section 65852.2, and proposed modifications to Marin County's second dwelling unit ordinance will be presented. Generally, the new state law requires local agencies to consider applications for second dwelling units through a ministerial process based on compliance with objective criteria, without discretionary review or a public hearing.

**A decision on the proposed ordinance will not be made at the workshop.** Following the workshop, the draft zoning ordinance will be revised as necessary prior to consideration at a future public hearing by the Planning Commission, who will make a recommendation on the ordinance 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.

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3:00 P.M.    B R E A K

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A public meeting to consider revisions to the Draft Development Code in the following general areas: Use Permit requirements for processing and retail sales of agricultural products, land use control in the Design Review process, and density for affordable housing projects. At their April 29, 2003 hearing, the Marin County Board of Supervisors referred these issues back to the Planning Commission for a report and recommendation prior to the Board conducting a continued public hearing on June 24, 2003 to consider the Planning Commission recommendation to the adopt the Development Code and certify a Supplemental Final Environmental Impact Report (SFEIR). The Planning Commission previously recommended certification of the SFEIR at their meeting of July 24, 2002, and adoption of the Draft Development Code at their meeting of August 19, 2002. At the June 9, 2003 meeting, Planning Commission may also consider several other issues pertaining to the Draft Development Code, including, but not necessarily limited to: land use controls in the Design Review process; the boarding of horses on agricultural lands; standards for non-agricultural land uses; Master Plan requirements for agricultural production activities; standards for agricultural management plans; land use definitions pertaining to agricultural processing, agricultural accessory structures, agricultural production facilities, crop production, and retail sales of agricultural products. The Draft Development Code generally consists of an update of the County Zoning Code (Title 22) and Subdivision Code (Title 20). The zoning and subdivision regulations comprise most of the requirements for the development and use of private and public land and building and structures located within the unincorporated areas of Marin County (the Draft Development Code does not apply within the corporate limits of cities and towns in Marin County).

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7. APPROVAL OF MINUTES –JUNE 2, 2003, MEETING
  8. UPDATE ON BOARD OF SUPERVISORS ACTIONS
  9. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS
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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>. ") \*\***