

**Marin County Planning Commission
Regular Meeting
Monday, November 30, 2020 1:00 P.M.**

1. INITIAL TRANSACTIONS

ROLL CALL The meeting was called to order by Chair Margaret Curran at 01:00 p.m.

Present at Roll Call: Margot Biehle; Margaret Curran; Christina L. Desser; Don Dickenson; John Eller; David Paoli; Peter Theran.

Community Development Agency staff present: Current Planning Manager Jeremy Tejirian; Planner Sabrina Cardoza; Planning Commission Secretary Ana Hilda Mosher.

a. Minutes – November 16, 2020

M/s Christina L. Desser - Peter Theran to approve the minutes of the November 16, 2020 meeting as presented.

Vote: Motion carried 7-0

AYES: Margot Biehle; Margaret Curran; Christina L. Desser; Don Dickenson; John Eller; David Paoli; Peter Theran.

b. Communications

None.

2. DIRECTOR'S REPORT

a. Preliminary Agenda Discussion Items

Current Planning Manager Jeremy Tejirian announced that he had been alerted that the Zoom information to today's Planning Commission meeting was posted incorrectly. He directed Tech support staff to address the issue.

Mr. Tejirian provided an update on future Planning Commission agenda items. He noted that at the December 14, 2020 hearing there should be a final discussion of the Development Code Amendments and a Resolution will be presented to the Commission for its recommendation to the Board of Supervisors.

Additionally, he explained that last month, the Board of Supervisors began to allow those presenting to the Board to run their own PowerPoint presentations. He asked the

PC Minutes

November 30, 2020

Commission if they wanted to follow the Board's lead where the appellants or applicants presenting to the Commission run their own presentation, or to continue having CDA staff run the presentations for them. The Commission agreed to let the appellants or applicants run their own presentations.

Mr. Tejjirian announced that he still did not see any attendees joining the meeting and suggested a recess to resolve the technical issues.

The Commission agreed to hold a recess, as it was important that all attendees could join the hearing.

The meeting recessed at 1:08 P.M.

Mr. Tejjirian confirmed that the technical issues were resolved, and that five attendees had already joined the meeting.

The Commission reconvened the meeting at 1:12 P.M. with 7 members present as indicated.

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

No one addressed the Commission.

4. [WORKSHOP ON THE MULTI-FAMILY LAND USE POLICY AND ZONING STUDY](#)

Commissioner Curran noted that this agenda item is a workshop on the Multi-Family Land Use Policy and Zoning Study, that no action will be taken by the Commission.

Mr. Tejjirian explained that this is an important Study which was first called for in the 2007 Countywide Plan. He introduced Planner Sabrina Cardoza, principal author of the Study.

Ms. Cardoza presented the staff report explaining that the Study objective is an implementation of the Housing Element Program 1.B, which was provided in the Housing Element Program for the 2007 Countywide Plan Update. It is intended to conduct a comprehensive analysis of multi-family land use to evaluate whether multi-family zoning is appropriately located in unincorporated Marin County. The Study is also intended to implement part of the voluntary compliance agreement with the Federal Department of Housing and Urban Development (HUD).

Ms. Cardoza provided an in-depth explanation of the Study methodology, and six key findings. She discussed the outcomes of the Housing Element Program adding that the Study is intended to provide a baseline of information and background analysis for the preparation of the upcoming updates to the Countywide Plan and Housing Element. It does not provide any sort of recommendations regarding particular housing sites.

She concluded her presentation explaining that the current multi-family housing is appropriately located in the context of the existing patterns of development and long standing policies which have directed urban growth to areas with existing public infrastructure and in the areas that are exempt from it.

Commissioner Curran invited members of the public to comment.

Mr. Bruce Corcoran addressed the Commission.

Staff answered questions from Mr. Corcoran.

Public comments were closed.

Staff answered questions from the Commission.

The Commission discussed the Study and thanked staff for providing such good baseline information at the workshop.

5. [DEVELOPMENT CODE AMENDMENTS](#)

Mr. Tejirian noted that this is the second workshop regarding the Development Code Amendments 2020. He recommended that the Planning Commission review the revised Development Code amendments and provide input and feedback regarding any additional edits necessary.

Mr. Tejirian added that the Planning Division staff has considered the comments made by the Commission during the Development Code workshop held on November 16, 2020, comments from the public, and researched issues related to Accessory Dwelling Units(ADUs).

The following are the revisions unrelated to ADUs:

- Eliminated previously proposed Design Review exemptions related to exterior color.
- Increased side setbacks for emergency generators from 5' to 10' to attenuate noise.
- Removed previously proposed Temporary Use Permit for caregiver RVs.
- Added terms "Development Standards" and Outbuildings" to definitions.

Mr. Tejirian said that the previously proposed amendments related to ADUs have been

re-written for clarity, compliance with State law, and to provide greater protection to properties on private streets in fire prone areas and environmentally sensitive areas, which are defined as Stream Conservation Areas and Wetland Conservation Areas.

He explained the revised section which follows State law by breaking down different types of ADUs in different categories, and summarized the following:

- Categories 1 through 4
- Key distinctions with Urgency Ordinance
- High and very high fire hazard severity zones

Mr. Tejirian also recommended that the Planning Commission take public comment, provide additional direction, and continue the hearing until December 14, 2020, when a Resolution recommending that the Board of Supervisors adopt the amendments will be provided.

Public testimony was opened, and the following people spoke:

Representing organizations: Sharon Rushton, Sustainable TamAlmonte.

Representing the public: Thomas Kahl; Paul Skokowski; Bruce Corcoran; Jay Sherlock.

Public Testimony was closed.

Staff answered questions from the Commission.

The Commission discussed the revisions to the proposed amendments and directed staff to research and rewrite the necessary additional revisions to the Variance exemption provisions in Chapter 22.54, to the Temporary Use Permit provisions in Chapter 22.50 for temporary caregiver quarters, and to the Accessory Dwelling Unit (ADU) requirements in Section 22.32.120.

The commission voted to continue the Development Code Amendments hearing to December 14, 2020.

AYES: Margot Biehle; Margaret Curran; Christina L. Desser; Don Dickenson; John Eller; David Paoli; Peter Theran.

The meeting was adjourned at 4:14 P.M.

The next Planning Commission meeting is scheduled for December 14, 2020 at 1:00 P.M.

PC Minutes
November 30, 2020

Webcast Timestamps

00:02:40 – Initial Transactions

00:02:42 – Minutes

00:03:19 – Communications

00:03:33 – Director's Report

00:07:37 – Open Time for Public Expression

Workshop on the Multi-Family Land Use Policy and Zoning Study

00:14:10 – Staff Report

00:43:22 – Public Comments

00:48:56 – Commissioners' Questions and Comments

Development Code Amendments

01:04:18 – Staff Report

01:30:08 – Public Testimony

01:46:10 – Commissioners' Questions and Comments

03:14:01 – Motion and votes

03:14:18 – Adjourn

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