

MARIN COUNTY PLANNING COMMISSION
Marin County Airport Land Use Commission
Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California
Monday, April 10, 2023 –1:00 P.M.

AGENDA

Agenda items will be heard at the time specified or later, depending on the progress of the meeting.

CONVENE AS THE MARIN COUNTY AIRPORT LAND USE COMMISSION (ALUC)

- 1:00 P.M. 1. INITIAL TRANSACTIONS
- a. Minutes – March 30, 2023
 - b. Communications
2. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
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RECESS AS THE MARIN COUNTY AIRPORT LAND USE COMMISSION (ALUC) AND CONVENE AS THE MARIN COUNTY PLANNING COMMISSION

- 1:00 P.M. 1. INITIAL TRANSACTIONS
- a. Minutes – March 30, 2023
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2:00 P.M. 5. MARIN COUNTY LOCAL COASTAL PROGRAM AMENDMENTS AND REZONING

Planner: Kathleen Kilgariff

This is a hearing to consider issuing a decision on the Marin County Local Coastal Program amendments and rezoning during a public hearing scheduled on Monday, April 13, 2023. Per the California Coastal Act, "Local Coastal Program" means a local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) within sensitive coastal resources areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of, the Coastal Act at the local level.

All amendments to the LCP are text corrections and cross-indexing clarifications, which are non-substantive technical edits. Specifically, the Planning Commission will consider: (1) rescinding the 1982 Local Coastal Program Unit I and II except for the Environmental Hazards sections and adopting a Resolution for the 2021 Local Coastal Program Land Use Plan technical edits; (2) recommending that the Board of Supervisors adopts an Ordinance that approves the proposed 2021

Local Coastal Program Implementation Plan Technical Edits; (3) rescinding Title Marin County Code 22I and Title 20I, and replacing Title 20I with the 2021 Local Coastal Program Implementation Plan zoning requirements, codifying the Implementation Plan and associated edits; and (4) amending the zoning map for Assessor's Parcel Number 109-330-05 by Ordinance. The amendment to the zoning map will rezone the subject property from A-2 to C-RSP-0.1.

For more information about the proposal, please visit the Planning Division's project webpage at:

<https://www.marincounty.org/depts/cd/divisions/planning/long-range-planning-initiatives/page-data/local-coastal-program-technical-edits>

2:30 P.M. 5. **WORKSHOP ON THE MARIN COUNTY DEVELOPMENT CODE 2023 AMENDMENTS**

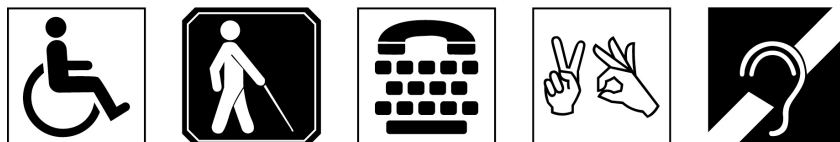
Senior Planner: Michelle Levenson

This hearing is to discuss a recommendation to the Board of Supervisors regarding various amendments to Marin County Code Title 22 (Development Code). The Development Code is the combined zoning and subdivision code for the unincorporated areas of Marin County that are inland of the Coastal Zone.

The topics addressed in the proposed Development Code amendments will include the following: (1) clarifications and corrections; (2) internal consistency with County code and policy; (3) new allowable land use; (4) signs; (5) design review exemption and agricultural retail structures; and (6) accessory dwelling units. Beyond the proposed modifications to the ADU provisions, the amendments do not include changes to address recent State housing laws. The proposed amendments to the ADU provisions are the only component of the code update that would be applicable in the coastal areas of the County.

For more information about the Development Code amendments, please visit the Planning Division's long range planning initiatives webpage at:

<https://www.marincounty.org/depts/cd/divisions/planning/long-range-planning-initiatives/page-data/dev-code-amendments-2022>



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least five work days in advance of the event. Copies of documents are available in alternative formats, upon request.

PLANNING COMMISSION MEETING PROTOCOLS

I. PLANNING COMMISSION VOTING REQUIREMENTS

- A. For the following actions, four (4) affirmative votes from the Planning Commission membership must be cast:
1. Adopt recommendation to adopt or amend a general, community, or specific plan.
 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 (for a minimum of three (3) affirmative votes). Failure to obtain a majority vote to approve an action shall be deemed a denial of the action; however, failure to reach a majority vote to deny any matter shall not constitute approval.

II. GUIDELINES FOR TIME LIMITS ON PRESENTATIONS AND PUBLIC TESTIMONY

The Planning Commission's general meeting procedure and time limit guidelines are as follows. These guidelines may be modified at the discretion of the Commission Chair in particular cases.

- A. Planning Division staff report 5-10 minutes
B. Applicant's presentation 10 minutes maximum
C. Appellant's presentation 10 minutes maximum
(applies only if public hearing is required to act on a valid appeal)
D. Public Testimony (depending on the number of speakers) 3-5 minutes each
Members of the audience may not allocate their testimony time to other speakers.

Written testimony is greatly appreciated and should be received no later than 9:00 a.m. on the Thursday prior to the date of the hearing. Please send ten (10) copies of written testimony to:

Marin County Planning Commission Marin County CDA, Ana Hilda Mosher 3501 Civic Center Drive, Suite 308 San Rafael, CA 94903	e-mail: planningcommission@marincounty.org Fax: (415) 473-7880
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When written testimony is submitted, the text of the testimony will automatically become part of the record. It is not necessary to read the entire text into the minutes.

E. Electronic Presentations

If you wish to make an electronic presentation at the meeting, please advise the Planning Commission Secretary at 473-6269 or planningcommission@marincounty.org. Your presentation should be submitted on a flash drive at least two (2) business days (by 12:00 noon on the Thursday prior to a Monday hearing) in advance of the hearing to be checked for viruses and pre-loaded on County computer equipment. Non-County computers cannot be connected to the County Network. Please contact the Commission Secretary to discuss your equipment needs.

F. Close public hearing

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

III. NOTICE REGARDING BUS SERVICE

The Marin County Civic Center is served by Golden Gate Transit Bus Routes 35, 49, and Marin Transit Route 233, with connections to other routes at Third and Hetherton Streets in San Rafael. For more information, call toll free 5-1-1 or (415) 455-2000 (Marin County).

NOTE: ALL PLANNING COMMISSION MEETINGS ARE AUDIO AND VIDEO RECORDED.

****Visit the Planning Commission website at
<http://www.marincounty.org/planningcommission>**