

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 24, 2023 – 1:00 P.M.

REVISED AGENDA

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

- 1:00 P.M. 1. INITIAL TRANSACTIONS
- a. Minutes – April 10, 2023
 - b. Communications
2. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items
 - b. Progress on the Housing Element
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
-

1:00 P.M. 4. 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/dev-code-amendments-2022>

**1:00 P.M. 5. DAVID ALEXANDER SEPARATE TRUST ET AL COASTAL PERMIT & DESIGN
REVIEW & CEQA EXEMPTION**

Planner: Erin Yattaw

This is a hearing to consider issuing a decision on the Appeal of the David Alexander Separate Trust Et al Coastal Permit and Design Review. The project is located on a Vacant Lot on Elm Road between Hawthorne Road and Grove Road, Bolinas, further identified as Assessor's Parcel 191-031-33..

The applicant requests Coastal Permit approval and Design Review approval to construct a new 780 square foot barn, a new 1,000 square foot hoop greenhouse, a new 100 square foot shed, and two 2,500-gallon plastic water tanks on a vacant lot in Bolinas. The 1,880 square feet of proposed development would result in a floor area ratio of 7 percent on the 25,992 square foot lot. The maximum heights and setbacks of the proposed structures may be found below.

The proposed barn would reach a maximum height of 22 feet, 6 inches above surrounding grade and the exterior walls would have the following setbacks on the through lot: 35 feet from the eastern front property line; 26 feet, 6 inches from the northern side property line; 93 feet, 6 inches from the southern side property line; 135 feet from the western front property line.

The proposed hoop greenhouse would reach a maximum height of 9.5 feet above surrounding grade and the exterior walls would have the following setbacks on the through lot: 138 feet, 6 inches from the eastern front property line; 31 feet from the northern side property line; 69 feet from the southern side property line; 11 feet, 6 inches from the western front property line.

The proposed shed would reach a maximum height of 9.5 feet above surrounding grade and the exterior walls would have the following setbacks on the through lot: 123 feet from the eastern front property line; 41 feet from the northern side property line; 69 feet from the southern side property line; 67 feet from the western front property line.

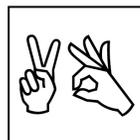
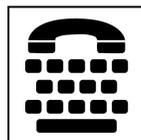
The proposed water tanks would reach a maximum height of 6 feet, 6 inches above surrounding grade and the exterior would have the following setbacks on the through lot: 26 feet, 1 inch from the eastern front property line; 9 feet, 6 inches from the northern side property line; 113 feet from the southern side property line; 165 feet, 6 inches from the western front property line.

Proposed site improvements would entail the planting an orchard of fruit trees and garden beds and erecting a fence around the property with gates for pedestrian and vehicle entry.

Coastal Permit approval is required pursuant to Marin County Local Coastal Program, Implementation Section 22.68.030 because the project entails new development in the Coastal Zone as defined in Article VIII, Chapter 22.130.D, Development. Design Review approval is required pursuant to Marin County Local Coastal Program, Implementation Section 22.62.070, Table 5-2-a because the project entails development for the purpose of an agricultural production land use, specifically a plant nursery without on-site sales and fruit crops within the C-RA zoning district.

More information about this application is available online at

https://www.marincounty.org/depts/cd/divisions/planning/projects/bolinas/david_alexander_separate_trust_et_al_cp_dr_p3743_bo



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
(applies only if public hearing is required to act on a valid appeal) | 10 minutes maximum |
| 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
--	---

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>**