

MARIN COUNTY PLANNING COMMISSION
Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California
Monday, November 18, 2019 – 1:00 P.M.

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 – October 10, 2019
 - b. Communication
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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- 1:00 P.M. 4. **SHARP APPEAL OF THE BOLINAS COMMUNITY LAND TRUST COASTAL PERMIT AND CEQA EXEMPTION**

PLANNER: IMMANUEL BEREKET

This is public hearing to consider a decision regarding the Sharp Appeal of the Bolinas Community Land Trust Coastal Permit. The applicant for the project is Bolinas Community Land Trust, and the properties are located on Overlook Drive, Bolinas, further identified as Assessor's Parcel 192-061-11, 12, & -13.

The applicant requests Coastal Permit approval to construct a new 1,550 sq. ft. single-family residence and a detached 1,145 square feet Accessory Dwelling Unit on a vacant property in Bolinas. The applicant for the project is Bolinas Community Land Trust, and the properties are located on Overlook Drive, Bolinas, further identified as Assessor's Parcel 192-061-11, 12, & -13.

The proposed development would result in a floor area ratio of 11 percent on the 23,958 square foot lot. The proposed main residence would reach a maximum height of 13 feet nine inches above surrounding grade and the exterior walls would have the following setbacks: 25 feet from the west front property line; 10 feet from the north side property line; 48 feet from the east rear property line; 30 feet from west front property line; and more than 100 feet from the south side property line. The proposed Accessory Dwelling Unit would have the following setbacks: 27 feet from the west front property line; 95 feet from the north side property line; 92 feet 3 inches from the south side property line; and approximately 52 feet from the east rear property line. The project also includes various site improvements, including a septic system, and creating 5 off-street parking spaces.

For more information about the application, please visit the Planning Division's website at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/bolinas/bolinas-community-land-trust_cp_p2228_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.

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| 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)
Members of the audience may not allocate their testimony time to other speakers. | 3-5 minutes each |

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 Hetheron 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>**