

**Marin County Planning Commission  
Regular Meeting  
Monday, Nov. 18, 2019, 1:00 P.M.**

*ROLL CALL The meeting was called to order by Chair David Paoli at 01:00 p.m.*

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

Absent at Roll Call: Margot Biehle; Don Dickenson.

Community Development Agency staff present: Current Planning Manager Jeremy Tejirian; Senior Planner Immanuel Bereket; Planning Commission Secretary Ana Hilda Mosher.

1. INITIAL TRANSACTIONS

a. Minutes – October 10, 2019

M/s Margaret Curran - Peter Theran to approve the minutes of the October 10, 2019 meeting as presented.

Vote: Motion carried 3-0-2

AYES: Margaret Curran; David Paoli; Peter Theran.

ABSTAIN: Christina L. Desser; John Eller.

ABSENT: Margot Biehle

b. Communications

Commissioner Theran had a conversation with Eric Polson, Mr. Polson would like Mr. Theran to go visit the Black Point project.

2. DIRECTOR'S REPORT

a. Preliminary Agenda Discussion Items

Current Planning Manager Jeremy Tejirian provided an update on future Planning Commission agenda items.

Commissioner Dickenson arrived at 1:05 P.M.

3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)

No one addressed the Commission.

Commissioner Dickenson said he received a letter from the Black Point Community, and it should be part of the administrative record.

Commissioner Desser said that on November 17, 2019 she had a conversation with Sean Kennings. They exchanged information about the Bolinas Community Land Trust project.

#### 4. SHARP APPEAL OF THE BOLINAS COMMUNITY LAND TRUST COASTAL PERMIT AND CEQA EXEMPTION

Senior Planner Immanuel Bereket presented the staff report and described the location, proposal, background, and appeal points.

Mr. Bereket recommended that the Planning Commission deny the appeal and sustain the Deputy Zoning Administrator's decision conditionally approving the Bolinas Community Land Trust Coastal Permit.

Staff answered questions from the Commission.

Public testimony was opened, and the following people spoke:

Representing the applicants:

Land Use and CEQA Planner Sean Kennings; Arianne Dar.

Mr. Kennings and Ms. Dar answered questions from the Commission.

Representing the appellants:

Attorney John Sharp.

Mr. Sharp answered questions from the Commission.

Representing the public: Eugenia McNaughton; Howard Dillon; Mary Abbott; Nancy Sweet; Janine Aroyan; Karen Dibblee; Leila Monroe; Andrew Green; Emmeline Craig; Evan Wilhelm; Chris Rheinheimer; Matt Richmond; Don Smith.

Mr. Sharp answered questions from the Commission.

Public testimony was closed.

The Commission discussed the merits of the project.

M/s Christina L. Desser - Don Dickenson to deny the Sharp Appeal of the Bolinas Community Land Trust Coastal Permit and approve the Bolinas Community Land Trust Coastal Permit with minor corrections to the Resolution.

Vote: Motion carried 6-0  
AYES: Margaret Curran; Christina L. Desser; Don Dickenson; John Eller; David Paoli; Peter Theran.  
ABSENT: Margot Biehle.

Commissioner Dickenson and Commissioner Eller provided edits to the Resolution.

This decision is appealable to the Marin County Board of Supervisors until 4:00 P.M. on December 3, 2019.

The meeting was adjourned at 2:59 P.M.

The next Planning Commission meeting is scheduled for December 9, 2019 at 1:00 P.M.

**Webcast Timestamps**

00:00:02 - Initial Transactions

00:00:12 - Minutes 10/10/19

00:00:42 - Communications

00:01:10 - Director's Report

00:03:49 - Open Time for Public Expression

**Sharp Appeal of the Bolinas Community Land Trust Coastal Permit**

00:07:16 - Staff Report

00:15:35 - Commissioners' Questions

00:20:42 - Public Testimony

01:45:29 - Commissioners' Comments

01:55:45 - Motion and Vote

01:59:15 - Adjourn