

**MARIN COUNTY PLANNING COMMISSION**

Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California

**Monday, April 12, 2021 – 1:00 P.M.**

**AGENDA**

In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom’s Executive Order N-29-20, the Planning Commission will not be providing a location for the public to attend the hearing in person. Members of the public may attend and participate in this Planning Commission hearing online, using Zoom.

**How to watch the meeting:** Online: <https://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/planning-commission-hearings-page>

Please note there may be a delay when you view the livestream. Local television: tune in to Comcast Channel 27 and AT&T Channel 99.

**To participate in a Planning Commission hearing and to submit public comment during the meeting:**

Join by computer or mobile device	Join by telephone
Visit: <a href="http://www.zoom.us/join">www.zoom.us/join</a>	Dial: +1 669 219 2599 or +1 253 215 8782
Meeting ID: 957 5490 7710	Meeting ID: 957 5490 7710
Password: 299372	Password: 299372
Use the "Raise Hand" button to inform the moderator that you would like to comment.	Press *9 to inform the moderator that you would like to comment.

You can find the Planning Commission hearings webpage by searching for Marin County Planning Commission Hearings or linking to the following URL:

<https://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/planning-commission-hearings-page>

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

- 1:00 P.M. 1. INITIAL TRANSACTIONS
  - a. Minutes – March 8, 2021
  - b. Communications
- 2. DIRECTOR'S REPORT
  - a. Preliminary Agenda Discussion Items
  - b. Staff updates on the Stream Conservation Area Ordinance and the Housing Element
- 3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)

1:00 P.M. 4. **BOLINAS COMMUNITY LAND TRUST (BCLT) COASTAL PERMIT, DESIGN REVIEW, USE PERMIT & CEQA EXEMPTION**

Senior Planner: Michelle Levenson

This is a public hearing to consider issuing a decision on the Bolinas Community Land Trust (BCLT) Coastal Permit, Design Review and Use Permit. The applicant for the project is the Bolinas Community Land Trust (BCLT), and the property is located at 31 Wharf Road, Bolinas, further identified as Assessor's Parcel 193-061-03.

The applicant requests Coastal Permit, Design Review and Use Permit approval to construct a new 10,288-square-foot mixed use development consisting of 8,649 square feet of affordable housing units (a total of 8 units) and 1,639 square feet of commercial area on a vacant lot in Bolinas. The proposed development would result in a floor area ratio of 16.5-percent on the 101,150 square foot lot and would reach a maximum height of 33 feet above surrounding grade. The exterior walls of the proposed development would have the following setbacks: over 100 feet from the rear, north property line; 5.5 feet from the south, front property line; 0 feet from the east side property line; and 9.5 feet from the west side property line. Other site improvements include the construction of 6,934 square feet of on-site, project-related parking.

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

[https://www.marincounty.org/depts/cd/divisions/planning/projects/bolinas/bolinas\\_community\\_land\\_trust\\_cp\\_dr\\_up\\_p2835\\_bo](https://www.marincounty.org/depts/cd/divisions/planning/projects/bolinas/bolinas_community_land_trust_cp_dr_up_p2835_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](mailto: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.

Marin County Planning Commission Ana Hilda Mosher 3501 Civic Center Drive, Suite 308 San Rafael, CA 94903	e-mail: <a href="mailto:planningcommission@marincounty.org">planningcommission@marincounty.org</a>
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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](mailto: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.

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

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