

**MARIN COUNTY PLANNING COMMISSION**  
Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California  
**Monday, August 28, 2023 –1:00 P.M.**

**AGENDA**

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

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- 1:00 P.M.    1. INITIAL TRANSACTIONS
- a. Call to order and roll call.
  - b. Minutes – Revised July 31, 2023 and August 14, 2023
  - c. Communications
2. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items
  - b. Update on Planning Division Work Plan
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
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1:00 P.M.    4. **MARIN COUNTY DEVELOPMENT CODE AMENDMENTS HEARING**

Senior Planner: Molly Kron with Leelee Thomas, Deputy Director of Housing and Federal Grants Division

Housing Division staff are proposing a set of amendments to the Marin County Development Code, which establishes zoning and subdivision regulations in the unincorporated areas of Marin County. The topics addressed in the proposed Development Code amendments are related to inclusionary housing policies.

Staff will recommend that the Planning Commission review the proposed Development Code Amendments, receive public testimony, deliberate on the amendments, and provide comments to Housing Division staff.

For more information about the Development Code amendments, please visit the Housing Division's Affordable Housing webpage at:

<https://www.marincounty.org/depts/cd/divisions/housing/affordable-housing>

**5. RECONSIDERATION OF THE SUBSEQUENT MITIGATED NEGATIVE DECLARATION FOR THE PROJECT AND THE CONSIDERATION OF THE BRIAN JOHNSON TRUST COASTAL PERMIT - CONTINUED**

Senior Planner: Sabrina Cardoza

This is a public hearing to reconsider a previous decision to deny the Subsequent Mitigated Negative Declaration for the project issued on July 31, 2023, and to consider issuing a decision on the Brian Johnson Trust Coastal Permit. The applicant, Brian Johnson, on behalf of the owners, the Brian Johnson Trust, has submitted a Coastal Permit application to construct a new two-story, 1,488 square-foot single-family residence and a 288 square-foot detached garage on a vacant lot in Stinson Beach. The property is located at 21 Calle Del Onda, Stinson Beach and is further identified as Assessor's Parcel 195-162-49.

This hearing is a continuation of a previously noticed hearing held on November 21, 2021, July 31, 2023 and August 14, 2023.

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

[https://www.marincounty.org/depts/cd/divisions/planning/projects/stinson-beach/brian\\_johnson\\_trust\\_p3049\\_cp\\_sb](https://www.marincounty.org/depts/cd/divisions/planning/projects/stinson-beach/brian_johnson_trust_p3049_cp_sb)



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.

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| A. Planning Division staff report                                                                    | 5-10 minutes       |
| B. Applicant's presentation                                                                          | 10 minutes maximum |
| C. Appellant's presentation<br>(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 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: <a href="mailto:planningcommission@marincounty.org">planningcommission@marincounty.org</a> 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](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.

### 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>**