

MARIN COUNTY PLANNING COMMISSION

Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California
Monday, May 9, 2022 – 1:00 P.M.

AGENDA

In compliance with the Brown Act (Cal. Government Code Section 54950 et seq.) as amended by AB 361, and consistent with the Board of Supervisor's September 28, 2021 adoption of Resolution No. 2021-85 regarding tele/video-conference meetings during the COVID-19 state of emergency, the Planning Commission will meet remotely for this hearing. The hearing will be streamed live (see below) and members of the public are encouraged to participate remotely as described below. Members of the Planning Commission and staff may participate in this meeting electronically or via teleconference.

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: www.zoom.us/join	Dial: +1 669 219 2599 or +1 253 215 8782
Meeting ID: 878 1061 4810	Meeting ID: 878 1061 4810
Password: 296866	Password: 296866
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. Press *6 to mute/unmute your mic.

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. Adopt Resolution Regarding Tele/Video-Conference Meetings During the COVID-19 State of Emergency
 - b. Minutes – April 11, 2022
 - c. Communications
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. **Appeal of the Massey-Kim Site Plan Review**

Planner: Megan Alton

This is a public hearing to consider issuing a decision on the Appeal of the Massey-Kim Site Plan Review. The applicant for the project is Cynthia Massey-Kim, and the property is located at 103 Trinidad Drive, Tiburon, further identified as Assessor's Parcel 038-391-07.

The applicant requests retroactive Site Plan Review approval for a 128 square foot dock and 70 square foot dock ramp on a developed lot in Tiburon. The dock is 16 feet 2 inches long by 7 feet 11 inches wide. The dock is located approximately 7.5 feet from mean high-water line, 11 feet from the stone wall and 16 feet 10 inches from the bulkhead. The dock would have the following setbacks: 133 feet from the northeastern front property line; 33 feet 2 inches from the northwestern side property line; and 48 feet from the southeastern side property line.

Site Plan Review approval is required because the proposed development is seaward of the mean higher high tide.

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

https://www.marincounty.org/depts/cd/divisions/planning/projects/tiburon/massey_kim_spr_p3407_tiburon

1:30 P.M. 5. **Corning Appeal of Carter Coastal Permit, Design Review and Variance Project**

Planner: Immanuel Bereket

This is a meeting to consider issuing a decision on the Corning Appeal of Carter Coastal Permit, Design Review and Variance Project. The applicant for the project is Eugene Nahemow, on behalf of the owners, Todd & Susan Carter, and 228 Seadrift Road, Stinson Beach, and is further identified as Assessor's Parcel 195-331-12.

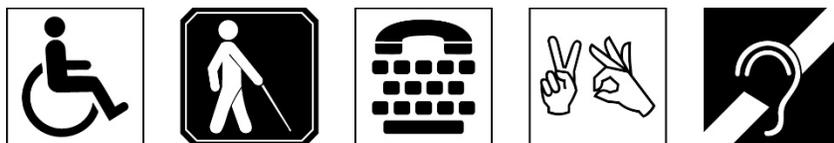
Neighbors to the Carter Coastal Permit, Design Review and Variance project have appealed the Deputy Zoning Administrator decision to approve the Carter Coastal Permit, Design Review, and Variance Amendment to request amend the previously approved Carter Coastal Permit, Design Review, and Variance (Resolution PC Number 19-004). The proposed amendment would modify Planning Commission Resolution No. 19-004, condition 2(B), as follows (new text is underlined while deleted text appears in strikethrough):

BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall modify the plans to show that the lowest structural member of the residence has been raised ~~three feet~~ by one foot above the 19-foot Base Flood Elevation requirement. ~~If the applicant chooses to raise the lowest structural member less than three feet, an amendment to this approval shall be required.~~

No other amendments to the approved projects are proposed.

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/carter_cp_cr_dr_p3274_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 at least five workdays 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.

Marin County Planning Commission Ana Hilda Mosher 3501 Civic Center Drive, Suite 308 San Rafael, CA 94903	e-mail: planningcommission@marincounty.org
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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.

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

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