

Marin County Planning Commission  
Regular Meeting  
Monday, November 26, 2018, 1:00 P.M.

*ROLL CALL The meeting was called to order by Chair Margot Biehle at 1:00 p.m.*

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

Staff Present: Planning Manager, Jeremy Tejirian; Planning Commission Secretary Pro Tem, Michele Damazyn.

1. INITIAL  
TRANSACTIONS

- a. Minutes – November  
5, 2018

M/s Peter Theran - David Paoli to approve the minutes of the November 5, 2018 meeting as presented.

Vote: Motion carried 6-0-1

AYES: Margot Biehle; Margaret Curran; Christina L. Desser; John Eller; David Paoli;  
Peter Theran.

ABSTAIN: Don Dickenson.

- b. Communications

None.

2. DIRECTOR'S REPORT

- a. Preliminary Agenda Discussion Items

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

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

No one addressed the Commission.

4. DAPHNE (THE OAKS) MASTER PLAN AMENDMENT, DESIGN REVIEW, TREE  
REMOVAL PERMIT, AND EIR ADDENDUM

Current Planning Manager Jeremy Tejirian presented the Staff Memorandum and recommended that the Planning Commission review the revised project to determine

whether it adequately resolves the concerns previously expressed. Based on this determination, the Commission should make a recommendation to the Board of Supervisors regarding project approval, approval with additional modifications, or denial.

Public Testimony was opened, and the following people spoke:

Representing the applicants: Robert Eves; Irving Schwartz; John Thatch.

Mr. Eves, Mr. Schwartz and Mr. Thatch answered questions from the Commission.

Representing the public: Ann Moran; Ted Pugh; John Hammond.

Public testimony was closed.

The Commission discussed the merits of the project.

M/s Don Dickenson - Peter Theran to approve the draft Resolution approving the Oaks Senior Living Community Addendum to the 2005 Oakview Master Plan, Use Permit, Vesting Tentative Map Final Environmental Impact Report as corrected: (a) correction to floor area; (b) remove reference to two story affordable housing.

Vote: Motion carried 7-0

AYES: Margot Biehle; Margaret Curran; Christina L. Desser; Don Dickenson; John Eller; David Paoli; Peter Theran.

M/s Don Dickenson - Peter Theran to approve the draft Resolution approving the Oaks (Daphne Krestine Trust) Residential Care Facility Master Plan Amendment, Design Review, and Tree Removal Permit as corrected: (a) the main building floor area should be changed to read "75,937 square feet as well as an additional 22,952 square foot subterranean garage"; (b) the date for submittal of the revised plans should be corrected to read "October 16, 2018 and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein"; (c) the applicant shall modify the civil engineering plans as necessary to show an approximately 350 foot berm east of the driveway in front of the eastern portion of the main building; (d) the applicant shall modify the project to minimize the length and height of the retaining wall along the east side of the property facing State Route 101, and no part of this wall shall exceed a height of four feet above grade. Design attention shall be paid to the materials, colors, and details of the wall and the landscaping proposed to reduce the visual impacts; (e) to the extent feasible, the surface of the driveway in front of the affordable apartments shall be turf block rather than paving; (f) windows along the Highway 101 frontage of the building may be operable; (g) prior to the issuance of any building, grading or other construction permits, as applicable to the subject property, the applicants shall show on the plans drainage devices that are employed during the grading to reduce the potential for seepage;. (h) the total number of parking spaces to be provided for the senior residential facility does not include the parking spaces to be provided for the five affordable housing units to be constructed, which shall be calculated separately.

Vote: Motion carried 7-0  
AYES: Margot Biehle; Margaret Curran; Christina L. Desser; Don Dickenson; John Eller; David Paoli; Peter Theran.

The meeting was adjourned at 2:31 P.M.

The next Planning Commission meeting is scheduled for December 10, 2018 at 1:00 P.M.

**Webcast Timestamps**

00:00:21 – Initial Transactions

00:00:27 – Minutes

00:01:03 – Communications

00:01:10 – Director's Report

00:05:10 – Daphne (The Oaks) Master Plan Amendment, Design Review Tree Removal Permit, and EIR Addendum

00:27:05 – Public Testimony

01:06:28 – Commissioners' Questions and Comments

01:27:52 – Motion

01:30:00 – Vote

01:31:34 – Adjourn