

MARIN COUNTY PLANNING COMMISSION
Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California
Monday, November 26, 2018 – 1:00 P.M.

AGENDA

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

- 1:00 P.M. 1. INITIAL TRANSACTIONS
- a. Minutes – November 5, 2018
 - b. Communications
2. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
-

- 1:00 P.M. 4. **DAPHNE (THE OAKS) MASTER PLAN AMENDMENT, DESIGN REVIEW, TREE REMOVAL PERMIT, AND EIR ADDENDUM**

PLANNER: Jeremy Terijian

This item was continued from the September 24, 2018 Planning Commission Meeting

This is a hearing to consider issuing a recommendation to the Board of Supervisors regarding The Oaks (Daphne O Krestine Trust) Master Plan Amendment, Precise Development Plan/Design Review. The applicant for the project is Robert Eves/Venture Senior Living. The applicant proposes to construct a new residential care facility and associated affordable apartments on the property. The applicant has submitted revisions to the proposed project in response to comments from the Planning Commission. The property is located at Marinwood Avenue, San Rafael, Assessor's Parcel Numbers (APN) 164-270-05.

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

<https://www.marincounty.org/depts/cd/divisions/planning/projects/lucas-valley/daphne-o-krestine-trust-the-oak-mp-dp-dr-p1547-sr>

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 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. 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: planningcommission@marincounty.org Fax: (415) 473-7880
--	---

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.

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 Hetheron 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>**