



**STAFF REPORT TO THE MARIN COUNTY  
PLANNING COMMISSION**

Stinson Beach County Water District and Guidi Appeals of the Hancock Coastal Permit Amendment

**Recommendation:** Deny the appeal and sustain the Administrative Coastal Decision to approve the Hancock Coastal Permit Amendment

**Hearing Date:** February 11, 2019

Application No(s): P2280 P2281  
Agenda Item: 4

Owner(s): Barbara E. K. Hancock  
Assessor's Parcel No(s): 195-233-09  
Property Address: 6976 Panoramic Highway, Stinson Beach  
Project Planner: Kristin Drumm, AICP, Senior Planner  
Signature:

Countywide Plan Designation: C-SF3 (Coastal, Single-family, 1 unit/1-5 acres)  
Community Plan Area: Stinson Beach Community Plan  
Zoning District: C-RA:B6 (Coastal, Single-family Residential, 3 acre minimum lot size)  
Environmental Determination: Exempt per CEQA Guidelines section 15301

**PROJECT SUMMARY**

On September 24, 2015, the Marin County Deputy Zoning Administrator (DZA) approved with conditions Coastal Permit 2015-0161 authorizing construction of a new 3,651 square foot single-family residence, which included an attached 528 square foot garage, in addition to new site improvements including a rear patio and terrace, a new septic system, and landscaping. The existing 540 square foot “barrel house”, located in the central portion of the property, was proposed to remain as storage. Condition of approval 2.c states:

“The Building Permit plans shall reflect that the “barrel house” septic system is being decommissioned and that any kitchen and bathroom facilities in the “barrel house” are being removed.”

The applicant requests an amendment to modify the Hancock Coastal Permit to legalize the conversion of the “barrel house” to an accessory dwelling unit. The existing barrel house structure was constructed legally, is 17.5 feet in height above grade, and located more than 100 feet from all property lines.

A Coastal Permit amendment is required to modify the 2015 conditions of approval for the Hancock Coastal Permit.

## **PROJECT SETTING**

Characteristics of the site and surrounding area are summarized below:

Lot Area: 3.64 acres

Adjacent Land Uses: Residential

Topography and Slope: Moderate to steeply sloping

Existing Vegetation: Non-native grassland, California bay and coyote bush

Environmental Hazards: None identified

The project site consists of a 3+ acre lot that is currently developed with a small “barrel house” structure on the southern portion of the property. A new residence is under construction located in the northwestern portion of the property. The remainder of the property consists of heavy vegetation, with the wetland located in the central portion of the property, and native grasses on the remainder. Access to the property is provided via an existing gravel and paved driveway along an access easement connected to Panoramic Highway.

## **BACKGROUND**

On November 15, 2007, the Deputy Zoning Administrator approved Coastal Permit (CP 08-5) to legalize the previous removal of significant vegetation on the subject property. On October 15, 2009, the Deputy Zoning Administrator approved Coastal Permit (CP 09-17) and Design Review (DR 09-31) for a new 4,222 square foot single-family residence. On September 24, 2015, the Deputy Zoning Administrator approved Coastal Permit (CP 15-24) to construct a new 3,651 square foot single-family residence. The resolution approving the project included a condition of approval 2c requiring Building Permit plans reflect decommissioning the “barrel house” septic system and removal of any kitchen and bathroom facilities from the structure. On November 23, 2015, the Marin County Planning Commission denied the Horning Et. Al. appeal and sustained the Deputy Zoning Administrator’s decision to approve the Hancock Coastal Permit.

The Hancock Coastal Permit Amendment was submitted on May 23, 2018. The application included project plans, a detailed project summary, a letter from Paul Pospisil of Questa Engineering, historical permit application documentation from the Stinson Beach County Water District, and Residential Appraisal and Building Record data from the Marin County Assessor – Recorder. The project was transmitted to the Marin County Department of Public Works, California Coastal Commission, and Stinson Beach County Water District.

Septic systems and water connections in Stinson Beach are reviewed by the Stinson Beach County Water District (District). The District reviewed the project plans and submitted correspondence indicating the existing septic system shall be decommissioned per plans approved by the District on December 19, 2016. The District further advised that should Ms. Hancock not decommission the Barrel House septic system, or if she requests to connect the Barrel House to the new septic system for the new residence, such request must be heard by the District Wastewater Committee.

A notice was posted on the project site on June 5, 2018. The Community Development Agency provided public notice identifying the applicant, describing the project and its location, and giving the earliest possible decision date in accordance with California Government Code

requirements. This notice was mailed to all property owners within 600 feet of the subject property and project plans were referred to the Stinson Beach Village Association. Staff received one letter in response to the public notice that expressed concern over impacts on drainage and the nearby wetland from construction activity associated with the new residence.

Following approval of the Hancock Coastal Permit Amendment, two appeals were filed: one by the Stinson Beach County Water District on January 3, 2019; the other by Sandra and Robert Guidi, owners of the neighboring property to the north located at 6986 Panoramic Highway, on January 7, 2019. The appeals were filed on the following grounds:

#### Stinson Beach County Water District

1. Septic issues addressed in Finding B are the jurisdiction of the District and should not be an item of approval by the Planning Division, and the application for the barrel house septic system must be submitted to the District for approval.
2. The District should be listed as a service provider under “Action” on page 6 of the of the decision.
3. Special Condition #10 should be modified to state the applicant needs a permit from the District, not the Regional Water Quality Control Board.

#### Sandra and Robert Guidi

1. Reconnecting the barrel house to the new septic system, regardless of which effluent line is selected, would require repair and maintenance activities within the wetland buffer and should not be allowed.

### **KEY ISSUES**

The “barrel house” is considered a legal nonconforming structure. However, a key question pertains to the date the “barrel house” was connected to the septic system serving 7000 Panoramic Highway. This is important because the County assumed coastal permit authority for the Coastal Zone on May 13, 1982, and such connection to the septic system would have been subject to the requirements of a Coastal Permit on or after this date. It is reasonable to conclude the connection occurred prior to this date based on the following timeline:

- a. On August 23, 1971, Building Permit A12432 and A16776 was granted for a new 1,393 accessory dwelling unit and 1,200-gallon septic tank on Assessor’s Parcel Number (APN) 195-233-07. The approved building permit plans, dated August 24, 1971, show the new accessory structure and septic tank are located downslope from the “studio” on the western portion of the 10.16-acre lot.
- b. On August 25, 1971, a Site Check Report issued by the Department of Public Works indicates sewage disposal would be provided by a septic tank. It is assumed this refers to the new septic tank approved in Building Permit A12432 above.
- c. On December 6, 1972, Michael Sanford, property owner of APN 195-233-07, received land division approval.
- d. On January 5, 1973, planning approval was issued for an addition to the existing barrel house.

- e. On January 15, 1973, Building Permit A14067 (and supplement A13213) approved a bathroom addition to the “studio”, otherwise known as the “barrel house,” on APN 195-233-07. A septic system is indicated.
- f. February 25, 1976, Parcel Map 12-24 was recorded for the land division of APN 195-233-07 into three lots: APNs 195-233-08, 09, and 10.
- g. On March 6, 1976, Building Permit A16777/A13213 was approved for the “accessory structure” on APN 195-233-10. This permit indicates the existence of a septic system.
- h. A Residential Appraisal Record for assessment years 1975, 1976, 1977, 1978, 1983/84, and 1987 indicate the 550 square foot detached “studio/wine barrel” on APN 195-233-09 (formerly 195-233-07) includes a kitchen, bathroom, and one bedroom, as well as a septic tank.
- i. On October 28, 1980, Building Permit 12432 and 16776 received final approval.
- j. On June 10, 1981, the Stinson Beach County Water District issued a permit to operate an onsite system for APN 195-233-09 located on 7000 Panoramic Highway. The permit includes a condition for the District and property owner “to meet onsite and insure that the tank house is connected to the inspected system.” The permit is for System No. 250.
- k. On August 25, 1983, Building Permit A-13213, 16777, and 14067 received final approval. A note under the plumbing section indicates “waste ok” and is dated October 5, 1982.
- l. On April 2, 1987, the Stinson Beach County Water District issued a permit to operate an onsite system for 7000 Panoramic Highway (APN 195-233-10). The permit conditions required installation of a separate on-site wastewater system for the “barrel house” on APN 195-233-09 and to disconnect the “barrel house” from the existing onsite system on 7000 Panoramic Highway or develop a legal agreement with the property owner of 7000 Panoramic Highway to allow use of the septic system by the “barrel house.”
- m. On September 28, 1987, Environmental Health Services received an application for a site review and percolation test for 6976 Panoramic Highway (APN 195-233-09).
- n. On January 7, 1988, Environmental Health Services notified the property owner of 6976 Panoramic Highway that fees for the review of the Sewage Disposal Application #87-137 will be refunded based on direction provided by the Stinson Beach County Water District.
- o. On November 19, 1988, the Stinson Beach County Water District issued Resolution WW-88-09 which granted a Variance to “construct, repair or replace” an onsite wastewater disposal system for the “barrel house” located at 6976 Panoramic Highway (APN 195-233-09). This Variance allowed 18 inches of trench cover instead of the required 24 inches of cover and a minimum 15-foot setback from the required 50-foot setback of the septic tank and pump chamber from the existing spring/creek. The approved plans show the location of the existing “barrel house” and proposed location of the leachfield, including the 3-inch diameter pipe crossing the stream channel to the new leachfield diversion valve. The Variance further includes several special conditions. Special condition “d” requires the use of “80 pvc pipe for the stream crossing and the tightline from the sump chamber to the leachfield diversion valve.”

The preceding items verify the barrel house was connected to the septic system for the residence located at 7000 Panoramic Highway via a 4" ABS pipe. The barrel house was later disconnected from this septic system and a new, separate septic system was authorized by the District on the subject property via Variance in 1988 (item "o"). The barrel house was connected to the leachfield using a double sleeved, 3" diameter SCH 40 pipe ("tight line"). This pipe is enclosed in a protective wooden cover and supported on piers as it crosses over the spring north of the barrel house. While Environmental Health Services initially reviewed plans for this system, as indicated in items "m" and "n" above, no Coastal Development Permit was issued authorizing the development. Since Local Coastal Plan policies regarding stream and wetland protection restrict development within the 100-foot stream and wetland buffer, and because the line is located in a mapped wetland and wetland buffer, it is unlikely a Coastal Development Permit would have been approved allowing the effluent pipe in the current location.

The applicant proposes to connect the "barrel house" to the new septic system serving the new single-family residence currently under construction. Two options are proposed for this connection. The first involves utilizing the 3" "tightline" from the 1988 Variance, which was not legally constructed. The second option would utilize the pre-existing septic line buried under the "barrel house" and which extends in a westerly direction under the creek. The alignment would be redirected north within an existing utility trench where it crosses the gravel driveway. The second option is the only legal alternative since the original effluent pipe was installed prior to 1981, as documented above.

#### **PUBLIC COMMENT**

No public comments have been received as of January 29, 2019.

#### **RECOMMENDATION**

Staff recommends the Planning Commission review the administrative record, conduct a public hearing, and adopt the resolution denying the Stinson Beach County Water District and Guidi Appeals and approving the Hancock Coastal Permit Amendment.

Attachments:

1. Recommended resolution
2. Stinson Beach County Water District Appeal Form and Written Statement
3. Sandra and Robert Guidi Appeal Form and Written Statement
4. Marin County Planning Division Administrative Coastal Decision for the Hancock Coastal Permit Amendment
5. Project plans

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION DENYING THE STINSON BEACH COUNTY WATER DISTRICT AND GUIDI APPEALS AND CONDITIONALLY APPROVING THE HANCOCK COASTAL PERMIT AMENDMENT  
6976 PANORAMIC HIGHWAY, STINSON BEACH  
ASSESSOR’S PARCEL: 195-233-09**

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**SECTION I: FINDINGS**

1. **WHEREAS**, Barbara E.K. Hancock has submitted a Coastal Permit application to amend Coastal Permit 2015-0161 to authorize conversion of the “barrel house” to an accessory dwelling unit. The existing “barrel house” structure was constructed legally, is 17.5 feet in height above grade, and located more than 100 feet from all property lines. The property is located at 6976 Panoramic Highway, Stinson Beach, and is further identified as Assessor’s Parcel 195-233-09.
2. **WHEREAS**, on December 20, 2018, the Marin County Planning Division approved the project.
3. **WHEREAS**, on January 3, 2019, the first appellant, Stinson Beach County Water District (District), submitted a timely appeal of the Hancock Coastal Permit Amendment approval.
4. **WHEREAS**, on January 7, 2019, the second appellant, Sandra Esteves-Guidi and Robert Guidi, submitted a timely appeal of the Hancock Coastal Permit Amendment approval.
5. **WHEREAS**, on February 11, 2019, the Marin County Planning Commission held a duly noticed public hearing to take public testimony and consider the project.
6. **WHEREAS**, the bases of appeal are insufficient to overturn the Planning Division decision, for the reasons discussed below.

**A. District Appeal**

1. **Septic issues addressed in Finding B are the jurisdiction of the District and should not be an item of approval by the Planning Division, and the application for the barrel house septic system must be submitted to the District for approval.**

**Response:**

The Local Coastal Program governs land development in the Coastal Zone. In general, constructing a dwelling, a commercial building, a road, a boat dock, or other improvements, including a septic system, constitutes “development” that requires a coastal permit unless the development is categorically excluded or exempt. The Hancock Coastal Permit Amendment is an entitlement that authorized the conversion of the barrel house to an accessory dwelling unit. This entitlement does not eliminate the need to comply with or obtain permits required by other agencies, nor does it provide any guarantee that those permits will be issued. In this case, the entitlement

did not include review of the septic system as the District retains review authority over the provision of onsite wastewater management in Stinson Beach. Thus, the District maintains authority to approve or deny the septic system. Therefore, no change is necessary.

- 2. The District should be listed as a service provider under “Action” on page 6 of the decision.**

**Response:**

The paragraph in question states

“This decision certifies the proposed project’s conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.”

This paragraph contains standard language requiring compliance to the regulations of other agencies that may apply, including water and sewer providers. There are over eighteen public utility, water, and sewer districts within Marin County. Listing every agency in the above paragraph would be redundant. Although the District is not explicitly called out in the narrative, all water and service providers are implied by reference, including the District. Therefore, no change is necessary; however, adding the District would do no harm either, so the text of this section is modified.

- 3. Special Condition #10 should be modified to state the applicant needs a permit from the District, not the Regional Water Quality Control Board.**

**Response:**

The Marin County Uniformly Applied Conditions are standard conditions applied to projects subject to discretionary planning permits. A number of special conditions may also apply. For example, special condition #10 requires the applicant to submit written evidence that all approved permits and authorizations have been secured from other agencies, such as from the Coastal Commission and Bay Area Air Quality Management District, before issuance of a building permit.

The appellant contends the District should be listed in Condition #10. No special conditions, including special condition #10, were imposed because the County does not have discretionary review or authority to override permits issued by other regulatory agencies. Furthermore, the District maintains discretionary review over the barrel house septic system. Thus, the Hancock Coastal Permit Amendment only required conformance with respect to all the standard conditions of approval. Therefore, no change is necessary.

## **B. Guidi Appeal**

- 1. Reconnecting the barrel house to the new septic system would require repair and maintenance activities within the stream and wetland buffer that and should not be allowed since this would disturb those resources.**

### **Response:**

Marin County Code 22.56.050I.A states that repair and maintenance activities that do not result in the addition to, or enlargement or expansion of, the object of such repair or maintenance shall not require a coastal permit. Thus, minor repairs to the original barrel house system could be made. However, because the septic system authorized by the District in Variance WW-88-09 was installed without Coastal Permit approval, it does not legally exist. Thus, no repair and maintenance work to this system is allowed.

To ensure consistency with Local Coastal Program policies regarding stream and wetland resource protection, Condition of Approval 2.a required the barrel house connect to the new leachfield using the original ABS 4" effluent pipe. Further, connections to the newer effluent line are allowed if such connections occur outside the stream and wetland buffer areas. This condition is modified as follows to provide further clarification:

- a. The barrel house shall connect to the new leachfield using components from the original septic system, such as the "existing ABS 4" effluent pipe" and "old sewer pipe location per 1987 septic plan" identified on plan set Sheet 4 titled "Old Sewer Pipe Location Plan" and prepared by Questa Engineering Corp. Components from the septic system authorized under Variance WW-88-09 are allowed if such components are located outside the stream and wetland buffer.
- 7. WHEREAS**, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 of the CEQA Guidelines because conversion of the existing barrel house to an accessory dwelling unit does not result in potentially significant impacts to the environment.
- 8. WHEREAS**, the project is consistent with the mandatory findings for Coastal Permit approval (Marin County Code Section 22.56.130I):

### **A. Water Supply.**

The Stinson Beach County Water District currently serves the subject property and has indicated there is adequate water capacity to serve the proposed project.

### **B. Septic System Standards.**

The Stinson Beach County Water District regulates individual sewage disposal systems in the area of the subject property. The District has reviewed the proposed project and indicates the current septic system for the main residence was permitted based on removal of the "barrel house." Thus, the applicant shall resubmit design plans, application(s), and applicable fee to the District to amend the current wastewater system plans. Furthermore, the revised septic system plan shall show all stream buffer areas and applicable setback requirements to the significant treatment and dispersal components.



The applicant proposes to reconnect the “barrel house” to an existing waste water line, which would then connect to the new primary structure’s on-site septic system and leach field on the northern portion of the property. A modified condition of approval requires the barrel house connect to the new leachfield using components from the original septic system, such as the “existing ABS 4” effluent pipe” and “old sewer pipe location per 1987 septic plan” identified on plan set Sheet 4 titled “Old Sewer Pipe Location Plan” and prepared by Questa Engineering Corp. Components from the septic system authorized under Variance WW-88-09 are allowed if such components are located outside the stream and wetland buffer

**C. Grading and Excavation.**

No grading or excavation is proposed as part of the project.

**D. Archaeological Resources.**

A review of the Marin County Archaeological Sites Inventory indicates that only a small portion of the subject property near the southernmost property line is within an area of high archaeological sensitivity. The “barrel house” is located outside the mapped area of sensitivity. Furthermore, the proposed conversion of the “barrel house” to an Accessory Dwelling Unit does not entail any grading or excavation. Thus, no site disturbance would occur. However, as required by the Marin County Code, in the event archeological or paleontological resources are uncovered during construction, all work shall immediately cease, and the services of a qualified consulting archaeologist be engaged to assess the value of the resource and to develop appropriate mitigation measures.

**E. Coastal Access.**

The project site is not located more than 2,000 feet from the shoreline and a search of County records shows no evidence of historical use by the public. Further, on a routine site visit, staff found no evidence of public use.

**F. Housing.**

The proposed project will have no impact upon the availability of affordable housing stock within the Stinson Beach community because it does not involve removing any existing housing.

**G. Stream and Wetland Resource Protection.**

The project is located in an upland area of Stinson Beach. The project will not result in impacts to wetland resources located on the central portion of the property because the sewer connection will be located outside of the existing wetland and 100-foot wetland buffer. Therefore, the project will comply with the LCP’s stream and wetland resource protection policies.

**H. Dune Protection.**

The project site is not located in a dune protection area as identified by the Natural Resources Map for Unit I of the Local Coastal Program.

### **I. Wildlife Habitat Protection.**

A search of the California Natural Diversity Database, prepared by the State Department of Fish and Wildlife, indicates that the subject property is located near the habitat area for the obscure bumble bee (*Bombus caliginosus*). A Biological Assessment was prepared by WRA as part of Coastal Permit 2015-0161 in May 2015. Per the Biological Assessment, the biologist determined that there is moderate potential for two special status species to occur on the project site; the pallid bat (*Antrozous pallidus*) and the loggerhead shrike (*Lanius ludovicianus*). During a site visit conducted by the biologist, no special status species were observed and none of the species have a high potential for occurring on the property based on existing habitat conditions. The conversion of the "barrel house" to an Accessory Dwelling Unit would not result in impacts to special status wildlife species

### **J. Protection of Native Plant Communities.**

Per the Biological Assessment prepared by WRA for Coastal Permit 2015-0161, 39 special-status species are known to occur in the vicinity of the project site. Based on vegetation communities present, the existing habitat conditions and soils observed on the site, none of the special status species have a moderate or high potential to occur on the property. All 39 special status species are either unlikely to occur on the site or would not be present due to lack of habitat or other environmental factors including the disturbed nature of portions of the site.

### **K. Shoreline Protection.**

The proposed project is not located adjacent to the shoreline or within a bluff erosion zone.

### **L. Geologic Hazards.**

The subject property is not located in an area of geologic hazards as indicated on the Geologic Hazards Maps for Unit I of the Local Coastal Program and is not located within the delineated boundaries of the San Andreas Fault Zone as identified on the Alquist-Priolo special Studies Map.

### **M. Public Works Projects.**

The proposed project does not entail expansion of public roads, flood control projects, or utility services.

### **N. Land Division Standards.**

No land division or property line adjustment is proposed as part of this project.

### **O. Visual Resources and Community Character.**

The "barrel house" maintains a maximum height of 17.5 feet above grade, which is consistent with the 25-foot maximum height limit established by the C-RA:B6 zoning district and is compatible with the neighboring residences. Furthermore, there would be no impacts to visual resources, as viewed from any public street or public viewing location, as a result of this project.

**P. Recreational/Commercial/Visitor Facilities.**

The project is not located within the C-VCR zoning district and the replacement of an existing residence with a new residence would not have any impact upon recreation or visitor facilities.

**Q. Historic Resource Preservation.**

The project site does not contain any historic structures and is located outside of the historic preservation boundaries for Stinson Beach as identified in the Marin County Historic Study for the Local Coastal Program, Unit I.

**SECTION II: ACTION**

NOW THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Planning Commission and is subject to the conditions of project approval.

This decision certifies the proposed project’s conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Stinson Beach County Water District, and Federal and State agencies.

**SECTION III: CONDITIONS OF PROJECT APPROVAL**

**CDA-Planning Division**

1. This Coastal Permit Amendment modifies Coastal Permit 2015-0161 to authorize conversion of the “barrel house” to an accessory dwelling unit. The existing “barrel house” structure was constructed legally, is 17.5 feet in height above grade, and located more than 100 feet from all property lines.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled “Barrel House Accessory Dwelling Unit, 6979 Panoramic Highway,” consisting of 2 sheets prepared by Michael Mitchell, Architect, 2 sheets prepared by Erin O’Reilly Draughting, and 1 sheet prepared by Questa Engineering, received in final form on May 23, 2018, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall modify the project to conform to the following requirements:

- a. The barrel house shall connect to the new leachfield using components from the original septic system, such as the “existing ABS 4” effluent pipe” and “old sewer pipe location per 1987 septic plan” identified on plan set Sheet 4 titled “Old Sewer Pipe Location Plan” and prepared by Questa Engineering Corp. Components from the septic system authorized under Variance WW-88-09 are allowed if such components are located outside the stream and wetland buffer.

3. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2019" with respect to all of the standard conditions of approval.

**SECTION IV: VESTING**

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within two years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

**SECTION V: APPEAL RIGHTS**

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Board of Supervisors. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision (February 26, 2019).

**SECTION VI: VOTE**

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin held on this 11<sup>th</sup> day of February 2019 by the following vote:

AYES: COMMISSIONERS

NOES:

ABSENT:

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MARGOT BIEHLE, CHAIR  
MARIN COUNTY PLANNING COMMISSION

Attest:

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Ana Hilda Mosher  
Planning Commission Recording Secretary