

MARIN COUNTY PLANNING COMMISSION

Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California

Monday, December 14, 2020 – 1:00 P.M.

AGENDA

In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom’s Executive Order N-29-20, the Planning Commission will not be providing a location for the public to attend the hearing in person. Members of the public may attend and participate in this Planning Commission hearing online, using Zoom.

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 |
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| Visit: www.zoom.us/join | Dial: +1 669 219 2599 or +1 253 215 8782 |
| Meeting ID: 938 2700 4737 | Meeting ID: 938 2700 4737 |
| Password: 299372 | Password: 299372 |
| 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. |

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. Minutes – November 30, 2020
 - 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. **MARIN HEALTHCARE DISTRICT DESIGN REVIEW AND CEQA EXEMPTION**

Senior Planner: Immanuel Bereket

This is a public hearing to consider issuing a decision on the Marin Healthcare District Design Review. The applicant for the project is Pietro Martinez, and the property is located at 250 Bon Air Road, Kentfield, further identified as Assessor's Parcel 022-010-37 & 022-060-22.

The applicant requests Design Review approval to construct the following: (1) a five-story, 100,000-square-foot Ambulatory Services Building (ASB); (2) a six-story parking structure, which would displace 75 at grade parking stalls and provide 417 replacement parking stalls; (3) and a pedestrian bridge which would connect the existing and proposed parking structures with the proposed ambulatory services building. Other proposed improvements include site grading, tree removal and planting, on- and off-site landscaping, and wayfinding and identification signs.

The proposed ASB would reach a maximum height of 74 feet above surrounding grade and rooftop equipment screening fence would reach a maximum height of 86 feet above surrounding grade. Exterior walls would provide over 200 feet of setback from all property lines. The parking structure would measure approximately 70 feet above surrounding grade and the exterior walls would have the following setbacks: 70 feet from the western front property line and over 100 feet from all other property lines. Rooftop solar panels would also be installed on the garage.

For more information about the project please visit:

https://www.marincounty.org/depts/cd/divisions/planning/projects/kentfield/marin-healthcare-district_dr_p2787_kf

1:30 P.M. 5. **DEVELOPMENT CODE AMENDMENTS**

Planning Manager: Jeremy Tejjirian

This is a public hearing to consider proposed amendments to the Marin County Development Code. The Marin County Planning Division is 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 will include the following: (1) internal consistency, clarifications, and standards; (2) Accessory Dwelling Units (ADUs); (3) affordable housing regulations and incentives; (4) Master Plan Amendment and Precise Development Plan Amendment waivers and findings; (5) streamlining building permit review; (6) mergers; (7) small animals including miniature goats and potbellied pigs; (8) solar energy systems; (9) electric vehicle charging stations; and (10) helping seniors and the disabled. No amendments are proposed to the Interim Zoning Ordinance applicable in the Coastal Zone.

For more information about the Development Code amendments please visit:

<https://www.marincounty.org/depts/cd/divisions/planning/dev-code-amendments-2020>



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.

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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>**