

**Marin County Planning Commission  
Regular Meeting  
Monday, March 8, 2021, 1:00 P.M.**

1. [INITIAL TRANSACTIONS](#)

*ROLL CALL* The meeting was called to order by Chair Christina Desser at 01:00 p.m.

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

Community Development Agency staff present: Current Planning Manager Jeremy Tejirian; Senior Planner Immanuel Bereket; Planning Commission Secretary Ana Hilda Mosher.

a. [Minutes – February 8, 2021](#)

M/s Margot Biehle - Peter Theran to approve the minutes of the meeting of February 8, 2021 as presented.

Vote: Motion carried 6-0

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

b. [Communications](#)

None.

2. [DIRECTOR'S REPORT](#)

Current Planning Manager Jeremy Tejirian noted that in the near future, he will invite some staff members to provide brief updates regarding the Stream Conservation Area Ordinance and the Housing Element.

a. [Preliminary Agenda Discussion Items](#)

Mr. Tejirian provided an update on future Planning Commission agenda items.

3. [OPEN TIME FOR PUBLIC EXPRESSION \(LIMITED TO THREE MINUTES PER SPEAKER\)](#)

No one addressed the Commission.

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4. [MARIN HEALTHCARE DISTRICT DESIGN REVIEW, TREE REMOVAL PERMIT, AND CEQA EXEMPTION](#)

Mr. Tejirian noted that this was a continued hearing. Following the Commission's suggestions from the December 14, 2020 hearing, the applicant made changes to the design.

Senior Planner Immanuel Bereket presented the staff report and recommended that the Planning Commission review the administrative record, conduct a public hearing, and approve the Marin HealthCare District Design Review for the Ambulatory Service Building and second hillside parking garage based on the findings and subject to the conditions contained in the Resolution.

Mr. Tejirian added that the Department of Public Works (DPW) reviewed the two different options regarding the left hand turn onto Bon Air Road, and expressed a preference for option two.

Staff answered questions from the Commission.

Applicant Pietro Martinez, Mark Toothacre, and Ramzy Sacre gave a presentation and answered questions from the Commission.

Public testimony was opened, and the following people spoke:

Representing organizations: Anne Petersen, Kentfield Planning Advisory Board.

Representing the public: Susan Miltner; Alfred Quero.

Public Testimony was closed.

The Commission commented on the revisions to the project plans presented by the applicants. They deliberated and concurred to continue the hearing to April 12, 2021 with the consent of the applicant.

Applicants' representative Mark Toothacre agreed to continue the hearing to April 12, 2021.

M/s Margot Biehle - Margaret Curran to continue the hearing to Monday April 12, 2021 to allow the applicant to come back with additional proposed safety traffic and pedestrian safety mitigations. A final Resolution should be prepared rewording the conditions outlined by the Commission.

Vote: Motion carried 6-0

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

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The meeting was adjourned at 2:29 P.M.

The next Planning Commission meeting is scheduled for March 29, 2021 at 1:00 P.M.

**Webcast Timestamps**

00:00:03 – Initial Transactions

00:01:22 – Director's Report

00:03:05 – Minutes – February 8, 2021

00:04:30 – Open Time for Public Expression

**Marin Healthcare District Design Review, Tree Removal Permit**

00:04:43 – Staff Report

00:09:15 – Commissioners' Questions

00:11:06 – Applicant's Presentation

00:22:27 – Commissioners' Questions

00:33:40 – Public Testimony

00:44:02 – Commissioners' Questions and Comments

01:26:00 – Motion and vote

01:29:30 – Adjourn