

MARIN COUNTY PLANNING COMMISSION

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

Monday, August 10, 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. To participate in a Planning Commission hearing please visit the Planning Commission hearings webpage and follow the instructions provided. 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.

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- 1:00 P.M. 1. INITIAL TRANSACTIONS
- a. Minutes – August 10, 2020
 - b. Communications
2. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)

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- 1:00 P.M. 4. **PARADISE MAR DEVELOPMENT COMPANY LP DESIGN REVIEW AND TREE REMOVAL PERMIT AND CEQA EXEMPTION**

Planner: Kathleen Kilgariff

This is a public hearing to consider an appeal of the administrative decision on the Paradise Mar Development Company LP Design Review and Tree Removal Permit during a public hearing scheduled on Monday, August 24, 2020. The applicant for the project is Peter Brockman, and the property is located on a vacant lot in Tiburon (historically referred to as 2495 Mar East Street, further identified as Assessor's Parcel 059-203-27.

The applicant requests Design Review approval to construct a new 2,437 square foot residence and 540 square foot attached garage on a vacant lot in Tiburon. The 2,437 square feet of proposed development would result in a floor area ratio of 29.9 percent on the 8,126 square foot lot. The proposed building would reach a maximum height of 29 feet 4 inches above surrounding grade and the exterior walls would have the following setbacks: 0 feet from the western front property line; 10 feet from the northern side property line; 9 feet, 3 inches from the southern side property line; 39 feet from the eastern rear property line. Various site

improvements would also be entailed in the proposed development, including the construction of a swimming pool, landscaping and grading to facilitate the proposed project.

Additionally, the applicant requests Tree Removal Permit approval to remove four trees as follows:

- One Heritage Coast live oak that measures 20 inches in diameter at breast height (DBH)
- One Heritage Coast live oak that measures 22.2 inches DBH
- One Protected California buckeye that measures 23.5 inches DBH
- One Protected Coast live oak that measures 16.6 inches DBH

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

https://www.marincounty.org/depts/cd/divisions/planning/projects/tiburon/paradise-mar_dr_p2383_tib



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.

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| A. Planning Division staff report | 5-10 minutes |
| B. Applicant's presentation | 10 minutes maximum |
| C. Appellant's presentation
(applies only if public hearing is required to act on a valid appeal) | 10 minutes maximum |
| D. Public Testimony (depending on the number of speakers)
Members of the audience may not allocate their testimony time to other speakers. | 3-5 minutes each |

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
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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.

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 Hetherton 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>**