

MARIN COUNTY PLANNING COMMISSION
Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California
Monday, November 13, 2017 – 1:00 P.M.

REVISED 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 – October 30, 2017
 - 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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- 1:05 P.M. 4. **RATIFICATION OF RESOLUTION APPROVING THE GALLAGHER FAMILY LLC COASTAL PERMIT AND USE PERMIT**

PLANNER: MEGAN ALTON

On October 23, 2017 the Planning Commission sustained the Deixler Appeal and granted approval to allow wine production utilizing potable water that would be delivered by a water truck delivery service, and for wastewater to be hauled out to a permitted facility for winery wastewater processing. The Planning Commission will consider ratification of the proposed resolution with recommended findings and conditions of approval. The applicant for the project is Avram Deixler, and the property is located at 14500 Point Reyes Petaluma Road, Point Reyes Station, further identified as Assessor's Parcel 119-050-17.

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

https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marin/gallagher-family-llc_cp_up_p1545_prs

- 1:15 P.M. 5A. **RATIFICATION OF RESOLUTION DENYING THE NORTH COAST LAND HOLDINGS MASTER PLAN EXTENSION**
- 5B. **RATIFICATION OF RESOLUTION GRANTING THE RILEY HURD APPEAL OF THE NOTICE OF PREPARATION OF ENVIRONMENTAL IMPACT REPORT FOR NORTH COAST LAND HOLDINGS COMMUNITY PLAN AMENDMENT, MASTER PLAN AMENDMENT, DESIGN REVIEW, MASTER USE PERMIT, TENTATIVE MAP, TREE REMOVAL PERMIT**

PLANNER: TOM LAI

On October 30, 2017, the Planning Commission denied the request for an extension of the Master Plan allowing it to expire on January 1, 2018. The Planning Commission will ratify the proposed resolution.

On October 30, 2017, the Planning Commission granted the appeal to overturn the staff decision to prepare an Environmental Impact Report. The Planning Commission will ratify the proposed resolution. The applicant for the project is Bruce Jones, and the property is located at 201 Seminary Drive, Mill Valley, further identified as Assessor's Parcels 043-261-25; 043-261-26; 043-262-03, 043-262-06; 043-401-05; 043-401-10; 043-401-16; 043-402-03; and 043-402-06.

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

https://www.marincounty.org/depts/cd/divisions/planning/projects/alto-strawberry/north-coast-land-holdings-llc_mp_dp_tr_up_15_343_mv



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
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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>**