

**MARIN COUNTY PLANNING COMMISSION**  
Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California  
**Monday, October 22, 2018 –11:30 A.M.**

**AGENDA**

*Agenda items will be heard at the time specified or later, depending on the progress of the meeting.*

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11:30 A.M. 1. PLANNING COMMISSION PROTOCOLS WORKSHOP – Conference Room 308 A

**LUNCH RECESS**

1:00 P.M. 2. INITIAL TRANSACTIONS

- a. Minutes – October 11, 2018
- b. Communications

3. DIRECTOR'S REPORT

- a. Preliminary Agenda Discussion Items

4. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)

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1:05 P.M. 5. **YOUNG APPEAL OF THE NORTH MARIN WATER DISTRICT COASTAL PERMIT**

PLANNER: Sabrina Sihakom

This is a public hearing to consider issuing a decision on the North Marin Water District Coastal Permit. The applicant is proposing to replace an existing fire damaged water tank and an additional existing water tank with a new 125,000-gallon water tank on a 5,500 square foot lot in Inverness.

The applicant for the project is North Marin Water District and the property is located at Drakes View Drive, Inverness, further identified as Assessor's Parcel 114-120-09.

For more information about the application please visit:

[https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marin/north-marin-water-district\\_cp\\_p1927\\_in](https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marin/north-marin-water-district_cp_p1927_in)

1:30 P.M. 6. **TARIGO APPEAL OF THE TARIGO INITIAL STUDY**

PLANNER: Tammy Taylor

**This item was continued from the August 27, 2018 Planning Commission Meeting**

This is a public hearing to consider issuing a decision on the Tarigo Initial Study. The applicant for the project is Aldo Tarigo, and the property is located at 21 Barranca Road, Lagunitas, further identified as Assessor's Parcel 168-034-14.

The applicant proposes to demolish an existing two-story 2,698-square foot residence and 442-square foot attached, unpermitted second unit and construct a new 2,792-square foot residence, 552-square foot attached garage, and 552-square foot attached second unit. The portion of the existing structure used as a second unit was built in 1917 and is located 15.5 feet from the creek. The proposed residence would be located in a similar location as the structure to be demolished, with the new residence 14 feet 3 inches from the new top of

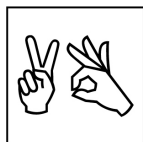
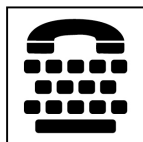
creek bank discussed below. The proposed three-story residence would have a maximum height of 29 feet 11 inches, result in a 6.3% floor area ratio, and have the following minimum setbacks: 27 feet 9 inches from the easterly front property line, 118 feet from the northerly side property line, 100 feet 3 inches to the southerly side property line, and 118 feet from the westerly rear property line.

The project includes the legalization of a new unpermitted reinforced concrete bridge across Barranca Creek, located approximately 86 feet from the east front property line, 115 feet from the south side property line, and 80 feet from the rear property line. The light-duty/pedestrian bridge replaced a historic, wooden bridge in the same location.

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

<https://www.marincounty.org/depts/cd/divisions/environmental-review/current-eir-projects/tarigo-design-review-mitigated-negative-declaration>

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](mailto: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<br>(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)  | 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: <a href="mailto:planningcommission@marincounty.org">planningcommission@marincounty.org</a> 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](mailto: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>**