

**Marin County Planning Commission  
Regular Meeting  
Monday, October 22, 2018, 11:30 A.M.**

1. PLANNING COMMISSION PROTOCOLS WORKSHOP – CDA Conference Room  
308 A

Current Manager Jeremy Tejirian conducted a Planning Commission Protocols Workshop.

The following Planning Commissioners were present: Margot Biehle; Margaret Curran; Christina L. Desser; Don Dickenson; John Eller; David Paoli; Peter Theran.

The Commission recessed at 12:15 P.M. and reconvened at 1:00 P.M. with seven members present as indicated.

2. INITIAL TRANSACTIONS

*ROLL CALL The meeting was called to order by Chair Margot Biehle at 1:00 p.m.*

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

Staff Present: Current Planning Manager Jeremy Tejirian; County Counsel Brian Case; Department of Public Works Principal Civil Engineer Berenice Davis; Planner Sabrina Sihakom; Planner Tammy Taylor; Planning Commission Secretary Ana Hilda Mosher.

a. Minutes – October 11, 2018

M/s Christina L. Desser - Don Dickenson Minutes of October 11, 2018 meeting as presented.

Vote: Motion carried 7-0

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

b. Communications

None

3. DIRECTOR'S REPORT

Current Planning Manager Jeremy Tejirian provided an update on future Planning Commission agenda items.

a. Preliminary Agenda Discussion Items

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

No one addressed the Commission.

5. YOUNG APPEAL OF THE NORTH MARIN WATER DISTRICT COASTAL PERMIT

Planner Sabrina Sihakom presented the staff report and recommended that the Planning Commission review the administrative record, conduct a public hearing, and deny the Young Appeal sustaining the Marin County Deputy Zoning Administrator's Decision conditionally approving the North Marin Water District Coastal Permit.

Staff answered questions from the Commission and provided additional clarification.

Public testimony was opened, and the following people spoke:

Representing the appellant: Ethan Turner; Julia Young; Phil Worman and Sarah M. Hoffman attorney representing appellant; Ryan Patterson attorney for appellants.

Chief Engineer Rocky Vogler applicants' representative answered questions from the Commission.

Representing the applicant: Rocky Vogler.

Representing the public: Bruce Baum.

Public Testimony was closed.

Staff answered questions from the Commission and provided additional clarification.

The Commission discussed the merits of the project.

The Commission conducted straw votes on adding to the motion the following conditions of approval:

- The applicant shall provide written verification that a fund has been provided for additional landscaping at 25 Buck Point Road:

Ayes:7  
Noes:0

- The plans shall be revised to show the height of the proposed water tank at a maximum height of 18 feet above existing grade.

Ayes: 6  
Noes: 1

M/s Christina L. Desser - Don Dickenson to approve the Resolution partially denying and partially approving the Young Appeal and approving the North Marin Water District Coastal Perm adding the following conditions of approval:

1. The plans shall be revised to show the height of the proposed water tank at a maximum height of 18 feet above existing grade.
2. The applicant shall provide written verification that a fund has been provided for additional landscaping at 25 Buck Point Road.

Vote: Motion carried 6-1

AYES: Margot Biehle; Christina L. Desser; Don Dickenson; John Eller; David Paoli; Peter Theran.

NOES: Margaret Curran.

The decision is appealable to the Marin County Board of Supervisors until 4:00 P.M. on October 30, 2018.

The Commission recessed at 2:35 P.M. and reconvened at 2:45 P.M. with seven members present as indicated.

#### 6. TARIGO APPEAL OF THE TARIGO INITIAL STUDY

Planner Tammy Taylor presented the staff report, gave a brief background of the project, and described the existing and proposed site plan. She explained the basis of appeal and recommended that the Planning Commission deny the appeal and require an Environmental Impact Report for the project or deny the Tarigo project.

Public testimony was opened, and the following people spoke:

Representing the appellant: Aldo Tarigo; Adrienne Terras.

Representing the public: Colin Russell, Colleen Russell, Allison Puglisi, Paul Torikian, Cynthia Fetherston.

Public testimony was closed.

Staff answered questions from the Commission and provided additional clarification.

The Commission discussed the merits of the project.

The Commission conducted straw votes on adding to the motion the following conditions of approval:

Whether or not the house would be approved given a five plus foot encroachment into the drainage setback.

Ayes: 1  
Noes: 6

Whether the bridge should remain as it is currently installed.

Ayes: 5  
Noes: 2

The Commission discussed the project design and the bridge. The consensus was that the project design was inconsistent with the Stream Conservation Area policies. Regarding the bridge, the Commission thinks that there is preliminary evidence that other resource agencies have accepted the bridge as designed and built, and that demolition of the existing bridge could cause substantial environmental impact.

M/s Christina L. Desser - Peter Theran to deny the Tarigo Design Review and Tree Removal Permit because: (1) the location and design of the residence are inconsistent with the 1994 Countywide Plan policies related to riparian resource protection, (2) the existing bridge should be maintained as designed and built, (3) approve a Resolution partially upholding the Tarigo Appeal but denying the Tarigo Project Application.

Vote: Motion carried 6-1

AYES: Margot Biehle; Margaret Curran; Christina L. Desser; John Eller; David Paoli; Peter Theran.

NOES: Don Dickenson.

This decision is appealable to the Board of Supervisors until 4:00 P.M. on October 31, 2018.

The meeting was adjourned at 4:47 P.M.

The next Planning Commission meeting is scheduled for November 5, 2018 at 1:00 P.M.

**Webcast Timestamps**

00:00:26 – Initial Transactions  
00:26:00 – Minutes 02/26/2018  
00:00:59 – Communications  
00:01:14 – Director's Report  
00:02:31 – Open Time for Public Expression

**Young Appeal of the North Marin Water District Coastal Permit**

00:04:20 – Staff Report  
00:13:45 – Commissioners' Questions  
00:16:46 – Public Testimony  
01:12:43 – Commissioners' Questions and Comments  
01:27:14 – Straw Votes  
01:29:00 – Motion  
01:33:26 – Vote

**Tarigo Appeal of the Tarigo Initial Study**

01:44:40 – Staff Report  
01:47:26 – Commissioners' Questions  
02:08:10 – Public Testimony  
02:44:56 – Commissioners' Questions and Comments  
03:24:32 – Straw Votes  
03:44:50 – Motion  
03:45:20 – Vote  
03:46:57 – Adjourn