

MARIN COUNTY PLANNING COMMISSION
Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California
Monday, July 27, 2020 – 1:00 P.M.

REVISED 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 – July 20, 2020
 - b. Communications
2. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items
 - b. CDA Performance Plan
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
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- 1:00 P.M. 4. **JONES APPEAL OF PRESBYTERY OF THE REDWOOD (AT&T) USE PERMIT AND DESIGN REVIEW**

THIS ITEM HAS BEEN POSTPONED

Planner: Immanuel Bereket

This is a public hearing to consider the Jones appeal of Presbytery of the Redwood (AT&T) Use Permit and Design Review. The applicant for the project is Carl Jones, on behalf of AT&T Wireless, and the property is located at 10 Bayview Drive, San Rafael, further identified as Assessor's Parcel 186-132-26

The applicant, Epic Wireless LLC, on behalf of AT&T Wireless and the property owner, is requesting Use Permit and Design Review approval to construct a new 33 feet five inches tall wireless communications facility (WCF) disguised as a bell tower on the grounds of the St. Luke Presbyterian Church lot located in San Rafael. The WCF entails building a new 12 foot by 12 foot wide and 33 foot five inches tall faux bell tower structure at the front of the church to house and camouflage nine-panel antennas (three sets of three antennas), 15 relay radio units (RRUs) and associated equipment cabinets. The proposed structure would be set back at least 65 feet from all property lines. The WCF and related equipment would be installed within the proposed faux bell tower and would provide 4G and LTE wireless technology.

For more information about the application, please visit the Planning Division's project webpage at: https://www.marincounty.org/depts/cd/divisions/planning/projects/south-san-rafael/presbytery_dr_up_p2770_sr

1:00 P.M. 5. **DIPSEA RANCH (WEISSMAN) LAND DIVISION (TENTATIVE MAP) AND MITIGATED NEGATIVE DECLARATION**

Planner: Sabrina Cardoza

This is a public hearing to consider issuing a decision on the Dipsea Ranch (Weissman) Land Division (Tentative Map) and Mitigated Negative Declaration. The applicant for the project is Daniel Weissman, and the property is located at 455 Panoramic Highway, Mill Valley, further identified as Assessor's Parcel 046-161-11.

The applicant and property owner, Daniel Weissman, has submitted a proposal to subdivide an existing 8.29-acre property currently developed with one single-family residence and detached accessory structures into three single-family residential lots with proposed building envelopes on each lot. The new residential lots would range in size as follows:

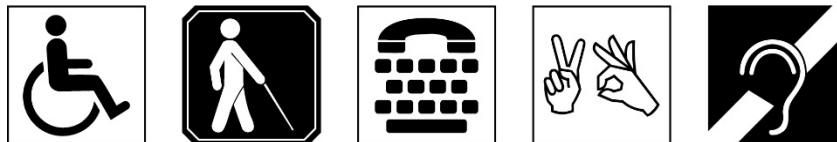
Proposed Lot Number	Proposed Lot Area (acres)
1	2.22
2	0.89
3	5.18

The subject property is a roughly boot-shaped lot with the upper northern and lower southeastern property lines located along Panoramic Highway. The applicant proposes to provide access to the existing and new lots via the existing entry driveway at 455 Panoramic Highway located along the upper portion of the site.

The project entails site improvements to accommodate the new lots, including: the installation of two new on-site sewage disposal systems to serve Lots Two and Three; the installation of a storm water management system inclusive of storm drains, cisterns, and bioswales to address run off; and the improvement of the existing driveway to extend access to Lots Two and Three.

Pursuant to Section 22.80.030 of the Marin County Development Code, Tentative Map approval is required for the subdivision of an existing lot into two or more proposed lots.

For more information about the application, please visit the Planning Division's project webpage at: https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/weissman_mp_p1589_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.

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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 473-6278 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 Hetheron 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>**

