

MARIN COUNTY PLANNING COMMISSION

Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California
Monday, June 13, 2022 – 11:00 A.M.

AGENDA

In compliance with the Brown Act (Cal. Government Code Section 54950 et seq.) as amended by AB 361, and consistent with the Board of Supervisor's September 28, 2021 adoption of Resolution No. 2021-85 regarding tele/video-conference meetings during the COVID-19 state of emergency, the Planning Commission will meet remotely for this hearing. The hearing will be streamed live (see below) and members of the public are encouraged to participate remotely as described below. Members of the Planning Commission and staff may participate in this meeting electronically or via teleconference.

How to watch the meeting: Online: <https://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/planning-commission-hearings-page>

Please note there may be a delay when you view the livestream. Local television: tune in to Comcast Channel 27 and AT&T Channel 99.

To participate in a Planning Commission hearing and to submit public comment during the meeting:

Join by computer or mobile device	Join by telephone
Visit: www.zoom.us/join	Dial: +1 669 219 2599 or +1 253 215 8782
Meeting ID: 871-6382 2953	Meeting ID: 871 6382 2953
Password: 296866	Password: 296866
Use the "Raise Hand" button to inform the moderator that you would like to comment.	Press *9 to inform the moderator that you would like to comment. Press *6 to mute/unmute your mic.

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.

- 11:00 A.M. 1. INITIAL TRANSACTIONS
- a. Adopt Resolution Regarding Tele/Video-Conference Meetings During the COVID-19 State of Emergency
 - b. Minutes – May 23, 2022
 - c. 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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11:00 A.M. 4. **Marmor Appeal of the Rushworth Design Review Approval**

Planner: Immanuel Bereket

This is a public hearing to consider issuing a decision on the Marmor Appeal of the Rushworth Design Review approval. The applicant for the project is John Wright, and the property is located on a vacant lot on Point San Pedro Road, San Rafael, and is further identified as Assessor's Parcel 186-141-03.

Neighbors to the Rushworth Design Review project have appealed the Planning's decision to approve the Rushworth Design Review to construct a new 2,511 square-foot single-family residence with an enclosed 808 square-foot understory and an attached 535 square-foot garage on a vacant lot in South San Rafael. The 3,854 square feet of approved development shall result in a floor area ratio of 48 percent on the 6,959 square foot lot. The approved building shall reach a maximum height of 29 feet, ten $\frac{3}{4}$ inches feet above surrounding grade and the exterior walls shall have the following setbacks: 15 feet from the northwestern front property line; five feet from the northeastern side property line; five feet, three inches from the southwestern side property lines; and 64 feet, seven inches from the southeast rear property line. Various site improvements would also be entailed in the proposed development, including a driveway, new landscaping and various general site improvements to accommodate the proposed project.

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/rushworth_dr_p3173_sr

1:00 P.M. 5. **Revised Stream Conservation Area Ordinance for San Geronimo Valley**

Planner: Kristin Drumm

This is a public hearing to consider the Revised Stream Conservation Area Ordinance and related rezonings for San Geronimo Valley.

The Revised Stream Conservation Area Ordinance (SCA Ordinance) for San Geronimo Valley has been amended to include new content not previously considered. The SCA Ordinance amends various chapters of Marin County Code Title 22 (Development Code). These amendments establish a new SGV (San Geronimo Valley) combining district in Section 22.14.050, Table 2-11, B-Combining District Development Standards; amend exemptions for various activities, uses of land, and other improvements in Section 22.06.050 (Exemptions from Land Use Permit Requirements); establish new development standards in Section 22.30.045 (San Geronimo Valley Community Standards) for development located within the San Geronimo Valley and within the stream conservation area; amend Chapter 22.52 (Site Plan Review) to require Site Plan Review for new development subject to the SGV (San Geronimo Valley) combining district located both within and outside the Stream Conservation Area; and incorporate and amend select technical terms and phrases from the Countywide Plan in Chapter 22.130 (Definitions). The proposed amendments are applicable to all perennial, intermittent and ephemeral streams in the San Geronimo Valley.

Further, the SCA Ordinance rezones all lots within the boundary of the San Geronimo Valley to add the new SGV combining district to establish uniform permit requirements for all zoning districts within the stream conservation area.

For more information about the Stream Conservation Area Ordinance, please visit the project webpage at: www.marincounty.org/sca.



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 workdays 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. Appellant's presentation 10 minutes maximum
- C. Applicant'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.

Marin County Planning Commission Ana Hilda Mosher 3501 Civic Center Drive, Suite 308 San Rafael, CA 94903	e-mail: planningcommission@marincounty.org
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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.

NOTE: ALL PLANNING COMMISSION MEETINGS ARE AUDIO AND VIDEO RECORDED.

****Visit the Planning Commission website at <http://www.marincounty.org/planningcommission>**