

**MARIN COUNTY AIRPORT LAND USE COMMISSION  
AND  
MARIN COUNTY PLANNING COMMISSION**  
Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California  
**Monday, February 8, 2021 – 1:00 P.M.**

**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.

**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: <a href="http://www.zoom.us/join">www.zoom.us/join</a>	Dial: +1 669 219 2599 or +1 253 215 8782
Meeting ID: 928 3999 4819	Meeting ID: 928 3999 4819
Password: 299372	Password: 299372
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.**

**MARIN COUNTY AIRPORT LAND USE COMMISSION (ALUC)**

- 1:00 P.M.
1. INITIAL TRANSACTIONS
  2. DIRECTOR'S REPORT
    - a. Election of 2021 Airport Land Use Commission Officers
  3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)

**MARIN COUNTY PLANNING COMMISSION**

- 1:00 P.M. 1. INITIAL TRANSACTIONS
- a. Minutes – November 30, 2020 and December 14, 2020
  - b. Communications
2. DIRECTOR'S REPORT
- a. Election of 2021 Planning Commission Officers
  - b. 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. **SAN DOMENICO SCHOOL DEVELOPMENT PLAN AMENDMENT AND CEQA EXEMPTION**

Senior Planner: Immanuel Bereket

This is a public hearing to consider issuing a decision on the San Domenico School Development Plan Amendment. The applicants for the project are San Domenico School for Girls and the Sleepy Hollow Homes Association (SHHA), and the property is located at 1500 Butterflied Road, San Anselmo, further identified as Assessor's Parcel 176-300-30.

The applicants are requesting Development Plan amendment to modify the traffic management standards currently applicable to San Domenico School. The proposed amendment would increase daily and weekly trips to and from the campus, increase special events limitations, delete existing consequences to failure to comply with new terms, and reduce compliance audit frequency. The proposed changes are discussed in detail in the project description submitted with the application.

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

[https://www.marincounty.org/depts/cd/divisions/planning/projects/sleepy-hollow/san-domenico\\_dp\\_p2936\\_sa](https://www.marincounty.org/depts/cd/divisions/planning/projects/sleepy-hollow/san-domenico_dp_p2936_sa)

1:25 P.M. 5. **LUSHA APPEAL OF THE MADDOX DESIGN REVIEW AMENDMENT AND CEQA EXEMPTION**

Planner: Sabrina Cardoza

This is a public hearing to consider issuing a decision on the Lusha Appeal of the Maddox Design Review. The applicant for the project is Chris Maddox, and the property is located at 49 Ridge Ave, Mill Valley, further identified as Assessor's Parcel 046-212-03.

The applicant is requesting Design Review approval to amend the Maddox Design Review (P1858) originally approved on November 5, 2018. The proposed amendments include the construction of a retaining wall to support a proposed new septic system. The retaining wall entails an attached hog wire fence. The structure,

inclusive of both the wall and hog wire fence, would reach a total maximum height of nine feet, three inches above surrounding grade. The retaining wall would be located along the northern rear property line. Various site improvements would also be entailed in the proposed development, including the installation of a new solid fence that would reach a maximum height of six feet above grade located along the northwestern side property line.

The Maddox Design Review (P1858) approved the replacement of an existing 1,924 square-foot residence and a 54 square-foot accessory structure and the construction of a new 3,357 square-foot residence resulting in a total building area of 3,357 square feet. This application does not propose any modifications to the previously approved building area.

Design Review approval is required pursuant to Marin County Code Section 22.20.060.F.2 because the project entails a proposed retaining wall facing outwards from the center of the property and solid fencing that exceed a height of four feet.

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/maddox\\_dr\\_p2900\\_mv](https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/maddox_dr_p2900_mv)

## Presentation of a Certificate of Appreciation to Commissioner John Eller



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.

- 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.

Marin County Planning Commission 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>
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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.

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

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