

Marin County Planning Commission
Regular Meeting; Monday, August 27, 2018, 1:00 P.M.

ROLL CALL The meeting was called to order by Chair Margot Biehle at 1:01 p.m.

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

ABSENT: John Eller.

1. INITIAL TRANSACTIONS

Staff present: Current Planning Manager Jeremy Tejirian; Environmental Planning Manager Rachel Reid; County Counsel Brian Case; DPW Principal Civil Engineer Berenice Davidson; Planner Tammy Taylor; Planning Commission Secretary Ana Hilda Mosher.

a. Minutes – April 9, 2018

M/s Peter Theran - Don Dickenson to approve the minutes of the meeting of April 19, 2018, as presented.

Vote: Motion carried 6-0

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

ABSENT: John Eller.

b. Communications

Commissioner Theran reported that when he visited the Tarigo property, he had a conversation with the owners, but he did not discuss any details or conclusions with them.

2. DIRECTOR'S REPORT

Current Planning Manager Jeremy Tejirian provided an update on future Planning Commission agenda items. He also explained the new staff changes in the Planning Department.

a. Preliminary Agenda Discussion Items

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

No one addressed the Commission.

4. TARIGO APPEAL OF THE TARIGO INITIAL STUDY

Planner Tammy Taylor presented the staff report and explained the history of the project. She recommended the following:

- Deny the appeal and require an Environmental Impact Report (EIR)
- Deny the appeal and deny the Tarigo project.

Mr. Tejirian noted that the process of writing the initial study has been delayed substantially, because of the project's long history. He cautioned that if the Cumulative Impact Assessment EIR is certified and approved before any action on the Tarigo project is made, that several portions of the initial study would need to be re-written. Mr. Tejirian recommended that the timing is appropriate to bring the project forward.

Public testimony was opened and the following people spoke:

Representing the applicants: Adrienne Terrass; Aldo Tarigo.

Ms. Terrass and Mr. Tarigo answered questions from the Commission.

Public Testimony was closed.

DPW Civil Engineer Berenice Davidson answered questions from the Commission.

Mr. Tarigo answered questions from the Commission.

Mr. Tejirian clarified the application process, and explained the steps that the applicants have completed.

Ms. Davidson answered questions from the Commission.

Mr. Tejirian further clarified the timing issues regarding action on this project.

Environmental Manager Rachel Reid spoke about the dispute between the hydrology experts and about CEQA. She answered questions from the Commission.

Commissioner Biehle suggested that the Department of Public Works, should receive a formal written opinion from the State Water Resources Control Board or from the Department of Fisheries and Wildlife as to whether the bridge meets the State requirements.

County Counsel Brian Case said that the State agencies will require substantial evidence that the project would not cause any significant effect on the environment.

Commissioner Dickenson said that aside from the environmental review issue, he does not think that he could vote to approve the currently proposed design, which has the very minimum setbacks from the top of the creek bank in the Stream Conservation Area (SCA), and that through redesign, the setbacks could be increased to be more consistent with the intent of the SCA policies.

Commissioner Theran said that a tree removal permit should be required, for the design review. He would like an expert testimony stating the benefits to the creek by removing the large bay tree.

The Commission agreed that a continuance should be granted to give the applicants more time to clarify the project numbers with regard to impervious surface calculations. Following that, staff should update the initial study to see if the project can be brought into compliance with the Countywide Plan policies cited in the initial study.

M/s Christina L. Desser - Margaret Curran to continue the hearing to October 22, 2018.

Vote: Motion carried 6-0

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

ABSENT: John Eller.

The meeting was adjourned at 2:30 P.M.

The next Planning Commission meeting is scheduled for September 10, 2018, at 1:00 P.M.