

# MARIN COUNTY PLANNING COMMISSION

Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California  
**Monday, December 13, 2021 – 1:00 p.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: <a href="http://www.zoom.us/join">www.zoom.us/join</a>	Dial: +1 669 219 2599 or +1 253 215 8782
Meeting ID: 878 0117 8611	Meeting ID: 878 0117 8611
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.

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.**

- 1:00 P.M. 1. INITIAL TRANSACTIONS
- a. Minutes – November 22, 2021
  - b. Communications
2. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items

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

1:00 P.M. 4. **STREAM CONSERVATION AREA ORDINANCE FOR THE SAN GERONIMO VALLEY**

Senior Planner: Kristin Drumm

This is a hearing to consider the Stream Conservation Area Ordinance for the San Geronimo Valley.

The Stream Conservation Area Ordinance for the San Geronimo Valley (SGV) amends various chapters of Marin County Code Title 22 (Development Code). These amendments establish a new SGV combining district in Section 22.14.050, Table 2-11, B-Combining District Development Standards, to apply uniform standards for all zoning districts within the San Geronimo Valley; amends exemptions for various activities, uses of land, and other improvements in Section 22.06.050 (Exemptions from Land Use Permit Requirements); establishes new development standards in Section 22.30.045 (San Geronimo Valley Community Standards) for development located in the stream conservation area within the San Geronimo Valley; amends Chapter 22.52 (Site Plan Review) to require Site Plan Review for new development located within the stream conservation area; and incorporates select technical terms and phrases from the Countywide Plan in Chapter 22.130 (Definitions). The proposed amendments are applicable to all perennial and intermittent streams, and ephemeral streams that either: a) supports riparian vegetation for a length of 100 feet or more; and/or b) supports special-status species and/or sensitive natural community type regardless of the extent of riparian vegetation associated with the stream.

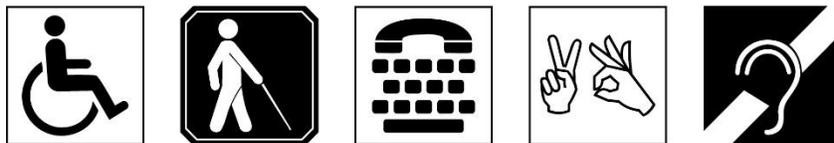
For more information about the Stream Conservation Area Ordinance, please visit the Planning Division's project webpage at: [www.marincounty.org/sca](http://www.marincounty.org/sca)

2:30 P.M. 5. **STREAM STINSON BEACH NATURE-BASED ADAPTATION FEASIBILITY STUDY**

Senior Planner: Leslie Lacko

This is an informational presentation on the goals and findings of the Stinson Beach Nature-Based Adaptation Feasibility Study.

The "Collaboration: Sea Level Marin Adaptation Response Team" (C-SMART) was formed in 2015 to assess the County's vulnerability to sea level rise on the coast and develop adaptation solutions for West Marin. To date, C-SMART has produced the Marin Ocean Coast Sea Level Rise Vulnerability Assessment (2016) and Marin Ocean Coast Sea Level Rise Adaptation Report (2018), in which, Stinson Beach was identified as highly vulnerable to sea level rise with over 600 homes at risk of future inundation. Potential nature-based solutions were identified for further study. This Stinson Beach Nature-Based Adaptation Feasibility Study is part of CDA's continued efforts to develop innovative sea-level rise adaptation solutions for West Marin. The project goal was to assess the feasibility of a resilient beach and dune ecosystem that enhances existing habitats and public access, supports vibrant recreational opportunities for users of all socioeconomic circumstances, and provides feasible flood and erosion protection for public and private assets against existing coastal hazards and future sea level rise under future scenarios consistent with state guidance for adaptation planning. The feasibility study identified several dune features and combinations that are feasible adaptation measures at Stinson Beach.



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 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: <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 473-6278 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>**