

**Marin County Planning Commission
Regular Meeting
Monday, December 13, 2021, 1:00 P.M.**

[Agenda and Protocols PDF](#)

ROLL CALL The meeting was called to order by Chair Christina Desser at 01:00 p.m.
Present at Roll Call: Margot Biehle; Margaret Curran; Christina L. Desser; Don Dickenson; Rebecca Lind; David Paoli; Peter Theran.

1. INITIAL TRANSACTIONS

Community Development Agency staff present: Director Tom Lai, Current Planning Manager Jeremy Tejirian; Long Range Planning Manager Jack Liebster; Senior Planner Kristin Drum; Planning Commission Secretary Ana Hilda Mosher.

Consultants: Maia Singer, Ph.D., Stillwater Sciences; Sarah Phillips, Marin Resource Conservation District, Urban Streams Coordinator.

County Counsel: Brian Case.

a. Minutes – November 22, 2021

The minutes of the November 22, 2021 meeting will be presented at the next Planning Commission meeting.

b. Communications

None.

2. DIRECTOR'S REPORT

a. Preliminary Agenda Discussion Items

Mr. Tejirian provided an update on future Planning Commission agenda items.

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

No one addressed the Commission.

4. STREAM CONSERVATION AREA ORDINANCE FOR THE SAN GERONIMO VALLEY.

[Staff Supplemental Memorandum \(December 13, 2021 Hearing\)](#)

[Memorandum to Planning Commission - \(December 13, 2021 Hearing\)](#)

[Recommended Resolution and Exhibits A, B,C - \(December 13, 2021 Hearing\)](#)

[Attachment 2 - \(December 13, 2021 Hearing\)](#)

[Attachment 3 - \(December 13, 2021 Hearing\)](#)

[Staff Report - \(November 8, 2021 Workshop\)](#)

[Exhibits A-J - \(November 8, 2021 Workshop\)](#)

[11/5/21 Staff Supplemental Memorandum - \(November 8, 2021 Workshop\)](#)

Mr. Tejjirian introduced Senior Planner Kristin Drumm who manages the development of the ordinance for the San Geronimo Valley Stream Conservation Area.

Ms. Drumm introduced Long Range Planning Manager Jack Liebster, Stillwater Sciences Consultant Maia Singer, PH.D., and Marin Resource Conservation District, Urban Streams Coordinator Sarah Phillips.

Ms. Singer and Ms. Drumm shared a presentation given to the Marin County Board of Supervisors at the August 20, 2019 Public Hearing. The presentation was regarding the 2007 Marin Countywide Plan Final Supplemental EIR with a focus on potential cumulative impacts to salmonids in San Geronimo Valley (2019). They outlined the following:

- Project Background
- Supplemental EIR (SEIR) Requirement: Court Order
- General SEIR Requirements
- Supplemental EIR Process
- Function of SEIR and Future Environmental Review
- Project Description
- Area of Analysis
- Environmental Setting
- Cumulative Impacts Analysis
- Draft SEIR Findings
- Comments and Responses in the Final SEIR

CDA Director Tom Lai, announced that due to technical difficulties affecting some members of the public to join today's hearing, County Counsel Brian Case requested that the staff repeat their presentation. This was essential to enable all members of the public to fully participate in today's hearing. Mr. Lai apologized for the technical

difficulties.

Ms. Drumm and Ms. Singer repeated their presentation and added the following:

- Changes in the FSEIR amendment
- SEIR Process Conclusions
- Staff Recommendation

Ms. Singer and Ms. Drumm answered questions from the Commission.

Ms. Drumm gave an overview of the Stream Conservation Area (SCA) Ordinance and reviewed the following issues from the November 18, 2021 Planning Commission Workshop.

- Issue 1 - FSEIR Rational on the SCA Ordinance
- Issue 2 - SCA Parcel Analysis
- Issue 3 - Accessory Dwelling Units (ADUs)
- Issue 4 - Exception to full SCA Compliance
- Issue 5 - Enforcement of SCA Regulations
- Issue 6 - Implications of Senate Bill 9 (SB-9)
- Issue 7 - Offsite Mitigation Program
- Issue 8 - Rezoning to the San Geronimo Valley Combining District
- Issue 9 - Performance Measures
- Issue 10 - Pyrophytic Plants
- Issue 11 - Additions up to 500 Square Feet

Ms. Drumm recommended that the Planning Commission review the administrative record, conduct a public hearing, and adopt a resolution recommending that the Board of Supervisors adopt amendments to Marin County Code Title 22 (Development Code) for the SCA for the San Geronimo Valley.

Ms. Drumm answered questions from the Commission.

Public testimony was opened, and the following people spoke:

Representing organizations: Peggy Sheneman, San Geronimo Valley Stewards; Scott Webb, Salmon Protection and Watershed Network (SPAWN); Laura Chariton, Water Shed Alliance of Marin; Barbara Saltzman, Marin Audubon Society; Ann Thomas, Marin Conservation League.

Representing the Public: Niz Brown; Richard Cerri; Eric Murray; Tom Moore; Susan Stompe.

Commissioner Dickenson reported that during today's public hearing, he received two ex parte communications via email. He read the emails from Todd Steiner Executive

Director, Turtle Island Restoration Network, and from Jean Berensmeier.

Public testimony was closed.

Staff and Ms. Phillips answered questions from the Commission.

The Commission discussed the proposed amendments to the SCA Resolution, made some observations, and requested modifications.

M/s Don Dickenson - Peter Theran Moved to adopt the Resolution recommending that the Board of Supervisors adopt amendments to the Marin County Development Code Title 22 for the Stream Conservation Area for the San Geronimo Valley, and directed staff that Exhibit "A" be revised to reflect the Commission's recommendations.

Vote: Motion carried 7-0

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

[Resolution PC21-010](#)

The Commission and Mr. Liebster acknowledged Ms. Drumm for her excellent work and thanked the public for their participation in this process.

Commissioner Lind and Commissioner Paoli left at 4:45 P.M.

The Commission recessed at 4:45 P.M. and reconvened at 4:50 P.M. with five members present as indicated:

Margot Biehle; Margaret Curran; Christina L. Desser; Don Dickenson; Peter Theran.

5. STINSON BEACH NATURE-BASED ADAPTATION FEASIBILITY STUDY

Long Range Planning Manager Jack Liebster described the purpose of the Stinson Beach Nature-Based Adaptation Feasibility Study (Dune Study).

Senior Planner Leslie Lacko summarized the study outlining the following:

- Project Goals
- Study Methodology
- Project Reaches
- Beach Width Constraints
- Foredunes
- Dune Embankments

- Cobble Berms
- Selection Criteria
- Project Alternatives
- Project Alternatives' Costs
- Steps for the Permitting Process

Staff answered questions from the Commission.

The meeting was adjourned at 5:20 P.M.

The next Planning Commission meeting is scheduled for January 10, 2022, at 1:00 P.M.