January 9, 2018

Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Proposed Rezonings of Certain Parcels in the Gnoss Field Area and Related Development Code Text Amendments

Dear Supervisors,

RECOMMENDATION:
On behalf of the Planning Commission, staff recommends that your Board adopt the proposed ordinance rezoning various parcels in the Gnoss Field area to reflect contemporary zoning classifications and land uses and two focused amendments to the Development Code.

SUMMARY:
On September 11, 2017, the Planning Commission recommended the Board of Supervisors approve text amendments to the Marin County Development Code (Title 22) and the rezoning of the parcels listed in the proposed ordinance. The County-initiated Rezoning would: (1) rezone parcels assigned the M-3 (Planned Industrial) zoning from the Interim Zoning Ordinance (Title 22I) to the contemporary Development Code counterpart IP (Industrial Planned) zoning; and (2) rezone certain parcels to OA (Open Area), PF (Public Facilities), and A60 (Agriculture) to more accurately reflect their existing uses or ownership.

The proposed text amendments add a new land use “Storage, personal storage facility” as a permitted use in the Industrial Planned (IP) zoning district to ensure that existing personal storage allowed by the prior M-3 zoning do not become legal nonconforming as a result of the rezoning to the IP zoning district. In addition, since “research laboratory” is also an allowable use under the M-3 zoning district, the ordinance amends the definition of “Research and Development (land use)” to maintain greater consistency between uses listed under the antiquated M-3 zoning district and the IP zoning district of the Development Code.

FISCAL/STAFFING IMPACT:
These code amendments are not expected to have fiscal or staffing impacts.

REVIEWED BY: (These boxes must be checked)
[ ] Department of Finance [ ] N/A
[ X ] County Counsel [ ] N/A
[ ] Human Resources [ ] N/A
SIGNATURE:

Sabrina Sihakom
Planner

Approved by:

Brian C. Crawford
Director

Attachments: (1) Proposed Ordinance
(2) Gnoss Field Area Proposed Rezonings Project Parcels Map
(3) Staff Report to the Marin County Planning Commission