BOARD OF SUPERVISORS
HEARING
November 19, 2019

County of Marin Rezoning, Marin Countywide Plan Amendments, and Local Coastal Program Amendments
County of Marin Rezoning

• Rezoning, Marin Countywide Plan Land Use Designation Amendments and Local Coastal Program Amendments

• 34 Assessor's Parcels

• Rezoning initiative began in 2015
  – Gnoss Field area
  – Planning Entitlements
  – Public Agencies/Public Uses
County of Marin Rezoning

- California State Parks
- Tamalpais Community Services District
- Floyd Master Plan Waiver, Coastal Permit, Precise Development Plan, and Land Division
- Marin Audubon Society
County of Marin Rezoning

- LV Ranch Capital Partners LLC Design Review 03-68
- Skye Ranch Certificate of Compliance 98-04
- Triple C Ranch (Fisher) Master Plan Amendment
- Draper Design Review 98-100
- Osterweis Ranch Master Plan Waiver, Coastal Permit and Design Review, Resolution 07-174
California State Parks

- Assessor’s Parcels 046-261-01, 046-262-01, 046-263-01, 046-264-01, 046-271-14, and 046-272-01
- Zoning and Marin Countywide Plan Amendments
<table>
<thead>
<tr>
<th>Assessor’s Parcels</th>
<th>Acres</th>
<th>Current Zoning</th>
<th>Proposed Zoning</th>
<th>Current Marin CWP Designation</th>
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OA (Open Area)
R1-B2 (Residential, Single-Family; 10,000 square feet minimum lot area)
R1-B4 (Residential, Single-Family; 1-acre minimum lot area)
OS (Open Space)
SF3 (Single Family, 1 unit/1-5 acres)
California State Parks

CURRENT ZONING
Requested by CA State Parks

<table>
<thead>
<tr>
<th>APN</th>
<th>Zoning</th>
<th>CWP</th>
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<td>046-272-01</td>
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<td>SF3</td>
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</table>

Legend

- Agriculture and Conservation
- A2-Agriculture Limited
- AP-Admin and Professional
- AP-R-Agriculture Residential/Planned
- A3-Commodity Zoning
- C1-Residential
- C2-Commercial
- C3-Limited Residential
- C4-Industrial Planned
- C5-Industrial High Density
- C6-Public Facilities
- D-Agricultural
- D1-Office
- D2-Residential Single Family
- D3-Residential Two Family
- D4-Residential Agriculture
- D5-Bed-and-Breakfast
- D6-Residential Recreational
- D7-Residential Estate
- R-Residential
- R1-Residential Multiple Planned
- R2-Residential Multiple Planned
- B-R-Residential Commercial Multiple Planned
- S-B-Residential Restricted
- RDR-Residential Single Family Planned
- RMX-Residential Mobile Home Park
- VCM-Village Commercial Residential
California State Parks

PROPOSED ZONING
Requested by CA State Parks

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<tr>
<th>Parcel Num</th>
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<td>046-272-01</td>
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</table>

Legend:
- OA: Agriculture and Conservation
- RA: Agriculture, Residual Use
- R2: Agriculture, Residual Use
- RP: Agriculture, Residual Use Planned
- RFL: Agriculture, Residual Use Flexible
- M: Mixed Use
- I: Industrial
- C: Commercial
- R: Residential
- O: Other
- G: Gateway
- S: Special Use
- Z: Future Zoning
- F: Floating Home Marina
- RMP: Residential Multiple Planned
- RMC: Residential Commercial Multiple Planned
- RRC: Residential Restricted
- RSP: Residential Single Family Planned
- RSM: Residential Mobile Home Park
- VCR: Village Commercial Residential

Legend:
- Change in General Plan Designation
- Change in Zoning
- Change in Conservation Use
- Change in Professional Use
- Change in Agricultural Use
- Change in Residential Use
- Change in Commercial Use
- Change in Industrial Use
- Change in Other Use
- Change in Gateway Use
- Change in Special Use
- Change in Future Zoning
- Change in Floating Home Marina
- Change in Residential Multiple Planned
- Change in Residential Commercial Multiple Planned
- Change in Residential Restricted
- Change in Residential Single Family Planned
- Change in Residential Mobile Home Park
- Change in Village Commercial Residential
• Assessor’s Parcel 052-032-12
• Recorded document 17-0037749 dated September 21, 2017
• Zoning and Marin Countywide Plan Amendments
• **Current Zoning**
  – A2-B2 (Limited Agriculture; 10,000 sq. ft minimum lot area)
  – RA-B1 (Residential, Agricultural; 6,000 sq. ft minimum lot area)

• **Current Marin Countywide Plan Designation**
  – SF5 (Single Family, 2-4 units/acre)
  – SF6 (Single Family, 4-7 units/acre)
CURRENT ZONING
APN 052-032-12

Current Zoning: A2-B2 : RA-B1
CWP Designation: SF5 : SF6
• Proposed Zoning
  – OA (Open Area)

• Proposed Marin Countywide Plan Designation
  – OS (Open Space)
Tamalpais Community Services District

PROPOSED ZONING
APN 052-032-12

Proposed Zoning: OA
Proposed CWP Designation: OS
• Assessor's Parcels are 100-300-09, -10, -11, and -12.
• Condition of Approval 11
• Zoning, Marin Countywide Plan, and Local Coastal Program Amendments
• Current Zoning
  – C-RMP-1.23 (Coastal, Residential, Multiple Planned, 1.23 units/6.52 acres)

• Current Marin Countywide Plan Designation and Local Coastal Program Designation
  – C-MF2 (Coastal Multi Family, 1-4 units/acre)
Floyd Master Plan Waiver, Coastal Permit, Precise Development Plan, and Land Division

CURRENT ZONING
Floyd Master Plan Waiver

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Legend

- A: Agriculture and Conservation
- L: Agriculture Limited
- AP: Admin and Professional
- APR: Agriculture Residential Planned
- APR: Agriculture Residential Planned
- C1: Commercial Zone
- CR: Planned Commercial
- HI: Limited-Residential Business
- IP: Industrial Planned
- IO: Industrial Office
- O: Office
- R1: Residential One Family
- R2: Residential Two Family
- R3: Residential Three Family
- R4: Residential Four Family
- R5: Residential Five Family
- R6: Residential Six Family
- RV: Retail
- RE: Residential Estate
- RF: Resort
- U: Unrestrained
- M: Mobile Home Park
- V: Village
- VCR: Village Commercial Residential
• Proposed Zoning
  – C-RMP-0.60 (Coastal, Residential, Multiple Planned, 4 units/6.65 acres)

• Proposed Marin Countywide Plan Designation and Local Coastal Program Designation
  – C-PR (Coastal Planned Residential, 1 unit/1-10 acres)
Floyd Master Plan Waiver, Coastal Permit, Precise Development Plan, and Land Division
• Assessor’s Parcel 125-130-08

• Current Zoning
  – A60 (Agricultural and Conservation, 60-acre minimum lot area)

• Current Marin Countywide Plan Designation
  – OS (Open Space)

• Proposed Zoning
  – OA (Open Area)
Marin Audubon Society

CURRENT ZONING
APN 125-130-08

Current Zoning: A60
CWP Designation: OS
• Assessor’s Parcel 164-310-06
• Condition of Approval 18
• Zoning Change
• Current Zoning
  – A2 (Limited Agriculture, 2-acre minimum lot area)

• Current Marin Countywide Plan Designation
  – AG3 (Agricultural, 1 unit/1-9 acres)

• Proposed Zoning
  – ARP-6 (Agricultural Residential Planned, 1 unit/6 acres)
PROPOSED ZONING
Design Review 03-68

APN 164-310-06
Proposed Zoning: ARP-6
Proposed GWP Designation: No Change

Legend
- Change in General Plan Designation
- A - Agriculture and Conservation
- AD - Agriculture Limited
- AP - Admin and Professional
- APM - Agriculture Residential Planned
- APLA - Agriculture Protective Land Area
- C1 - Retail Business
- CF - Planned Commercial
- CH - Limited Retail Business
- IP - Industrial Planned
- IH - Industrial High Density
- IF - Industrial Facilities
- OA - Open Area
- OP - Planned Office
- RH - Residential Single Family
- RD - Residential Two Family
- RA - Residential Agriculture
- RC - Resort and Commercial Recreation
- RE - Residential Estates
- RF - Floating Home Marine
- RMP - Residential Multiple Planned
- RPMPC - Residential Commercial Multiple Planned
- RB - Residential Restricted
- RSP - Residential Single Family Planned
- RM - Residential Mobile Home Park
- VCR - Village Commercial Residential

• Maximum development potential under the terms of the open space purchase agreement and Certificate of Compliance

• Zoning and Marin Countywide Plan Amendments
Skype Ranch Certificate of Compliance 98-04

CURRENT ZONING

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<td>SF1 : SF3</td>
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Legend:
- A: Agriculture and Conservation
- U: Agriculture Limited
- AP: Admin and Professional
- AR: Agriculture Residential Planned
- APD: Agriculture Production Zone
- CI: Retail Business
- CP: Planned Commercial
- HP: Limited Residential Business
- IP: Limited Planned
- MD: Medium High Density
- PF: Public Facilities
- OA: Open Area
- OP: Planned Office
- RH: Residential Single Family
- RD: Residential Two Family
- RA: Residential Agriculture
- RCR: Resort and Commercial Recreation
- RE: Residential Estate
- RF: Floating Home Marina
- RPM: Residential Multiple Planned
- RMPC: Residential Multiple Planned Commercial
- RR: Residential Restricted
- RSP: Residential Single Family Planned
- RVH: Village Home Park
- VCR: Village Commercial Residential
Skye Ranch Certificate of Compliance 98-04

CURRENT ZONING
Skye Ranch Master Plan  3 of 3

Legend

Current Zoning
- A: Agriculture and Conservation
- AC: Agriculture Limited
- AP: Admin and Professional
- APM: Agriculture Residential Planned
- APZ: Agriculture Protection Zone
- C1: Retail Business
- CP: Planned Commercial
- L: Limited Residential
- LI: Industrial Planned
- PD: Planned Industrial
- PI: Planned Industrial
- PD: Planned Industrial
- RH: Residential Single Family
- RD: Residential Two Family
- RA: Residential Agriculture
- RC: Retail and Commercial Recreation
- RIE: Residential Estate
- BF: Floating Home Marina
- RM: Residential Multiple Planned
- BMPC: Residential Commercial Multiple Planned
- RR: Residential Restricted
- DSP: Residential Single Family Planned
- RDM: Residential Mobile Home Park
- VCR: Village Commercial Residential

APN  Zoning  GWP
172-360-59  RSP-0.05  SF1

Feet

0  215  430
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<th>Proposed Zoning</th>
<th>Current Marin CWP Designation</th>
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Triple C Ranch (Fisher) Master Plan Amendment

- Assessor's Parcels 176-251-57, 176-350-02, -03, -04, -05, -06, -07 and -08
- Condition of Approval 4
- Zoning and Marin Countywide Plan Amendments
## Triple C Ranch (Fisher) Master Plan Amendment

<table>
<thead>
<tr>
<th>Assessor's Parcels</th>
<th>Current Zoning</th>
<th>Proposed Zoning</th>
<th>Current Marin CWP Designation</th>
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Triple C Ranch (Fisher) Master Plan Amendment

Current Zoning
Triple C Ranch 1 of 2

Legend
- A: Agriculture and Conservation
- Ag: Agriculture Limited
- AP: Admin and Professional
- APF: Agriculture Residential Planned
- ARPD: Agriculture Residential Planned District
- C1: Retail Business
- D: Planned Commercial
- HI-L: Limited Residential Business
- HI-I: Industrial Planned
- MSHD: Medium-High Density
- RF: Residential Facilities
- OK-Open Area
- OF: Planned Office
- R1: Residential Single Family
- R2: Residential Two Family
- RA: Residential Agriculture
- SCR: Resort and Commercial Recreation
- RC: Residential Estate
- SF: Floating Home Marine
- NH: Non-Habitational Multiple Planned
- NRMC: Residential Commercial Multiple Planned
- RR: Residential Restricted
- RSF: Residential Single Family Planned
- RVH: Residential Mobile Home Park
- VCR: Village Commercial Residential
- Assessor’s Parcels 177-190-04 and 177-220-10
- Conditional of Approval 5
- Zoning Change
• Current Zoning
  – RMP-1.33 (Residential, Multiple-Family Planned, 1 unit/0.75 acres)

• Current Marin Countywide Plan Designation
  – MF2 (Multi Family, 1-4 units/acre)

• Proposed Zoning
  – RMP-1.0 (Residential, Multiple-Family Planned, 1 unit/acre)
### CURRENT ZONING

<table>
<thead>
<tr>
<th>APN</th>
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</table>

#### Legend
- A: Agriculture and Conservation
- AU: Agriculture Limited
- AP: Admin and Professional
- APP: Agriculture Residential Planned
- APRP: Agriculture Residential Planned
- CR: Commercial Retail
- CI: Commercial Industrial
- CH: Commercial High Density
- CRB: Commercial Business
- OA: Office Area
- OF: Office Planned
- DI: Planned Office
- RH: Residential Single Family
- RD: Residential Townhouse
- WR: Residential other
- NCR: Non-retail and Commercial Recreation
- NE: Non-residential Estate
- F: Floating Home Marina
- RM: Residential Multiple Planned
- RMPC: Residential Commercial Multiple Planned
- RRS: Residential Restricted
- RSP: Residential Single Family Planned
- RV: Residential Mobile Home Park
- VOR: Very R: Planned Commercial Residential

#### Map
- The map shows the current zoning of the area with APNs 177-190-04 and 177-220-10.
- The map also includes a legend that explains the various zoning categories.

#### Feet Scale
- The map includes a scale indicating feet, ranging from 0 to 280 feet.

#### Orientation
- The orientation of the map is indicated with a north arrow.
PROPOSED ZONING
Design Review 98-100

<table>
<thead>
<tr>
<th>APN</th>
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Legend:
- Agricultural and Conservation
- RZ-Agriculture Limited
- AP-Admin and Professional
- AP-Agriculture Residential Planned
- APZ-Agriculture Production Zone
- C1-Retail Business
- CP-Planned Commercial
- H1-Limited Residential
- IP-Industrial Planned
- ISD-Industrial High Density
- PE-Public Facilities
- OA-Open Area
- OF-Office Planned
- RH-Residential Single Family
- RD-Residential Two Family
- RA-Residential Agriculture
- RCB-Resort and Commercial Recreation
- RCE-Residential Estate
- RF-Retirement Home/Retirement Community
- RMP-Residential Multiple Planned
- RMC-Residential Commercial Multiple Planned
- RS-Residential Planned
- RP-Residential Other Planned
- RSH-Residential Single House
- VCR-Village Commercial Residential

Draper Design Review 98-100
• Assessor’s Parcel 188-120-36
• Condition of Approval 22
• Zoning, Marin Countywide Plan, and Local Coastal Program Amendments
• Current Zoning
  – C-ARP-5 (Coastal, Agricultural Residential Planned; 5-acre minimum lot size)
  – C-APZ-60 (Coastal, Agricultural Production Zone; 60-acre minimum lot size)

• Current Marin Countywide Plan Designation and Local Coastal Program Designation
  – C-AG1 (Coastal Agricultural, 1 unit/31-60 acres)
  – C-AG3 (Coastal Agricultural, 1 unit/1-9 acres)
Osterweis Ranch Master Plan Waiver, Coastal Permit and Design Review, Resolution 07-174
• Proposed Zoning
  – C-APZ-60 (Coastal, Agricultural Production Zone; 60-acre minimum lot size)
• Proposed Marin Countywide Plan Designation and Local Coastal Program Designation
  – C-AG1 (Coastal Agricultural, 1 unit/31-60 acres)