

MARIN COUNTY PLANNING COMMISSION
Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California
Monday, October 23, 2017 – 1:00 P.M.

AGENDA

Agenda items will be heard at the time specified or later, depending on the progress of the meeting.

- 1:00 P.M. 1. INITIAL TRANSACTIONS
- a. Minutes – September 11, 2017
 - b. Communications
2. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items
 - b. Approve 2018 Planning Commission Hearing Calendar
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
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- 1:05 P.M. 4. **DEIXLER APPEAL OF THE GALLAGHER FAMILY LLC COASTAL PERMIT AND USE PERMIT**

PLANNER: MEGAN ALTON

This is a public hearing to consider issuing a decision on the Gallagher Family LLC Coastal Permit and Use Permit. The applicant for the project is Avram Deixler, and the property is located at 14500 Point Reyes Petaluma Road, Point Reyes Station, further identified as Assessor's Parcel 119-050-17.

The applicant requests Coastal Permit and Use Permit approval to allow for wine production in an existing 1,780 square foot single story agricultural building in Point Reyes Station. The existing structure is located over 100 feet from all property lines. Approximately 3,000 cases of wine would be produced on site by the winemaker each year. The applicant proposes to have potable water delivered to the project site via a water truck delivery service. The potable water would be stored in a new 1,500 gallon holding tank adjacent to the existing agricultural building that will be utilized as the winery. The water storage system would also include pumps and a UV system. Drainage improvements would capture and convey process wastewater from work surfaces to an existing in-ground vault with a new 2,500 holding tank. The wastewater would be hauled to a permitted facility for winery wastewater processing.

Coastal Permit approval is required because the project is in the Coastal Zone, and a Use Permit because the use is conditionally permitted.

For more information about the application, please visit the Planning Division's project webpage at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marin/gallagher-family-llc_cp_up_p1545_prs

2:00 P.M. 5. **FOX/TSANG APPEAL OF THE TSANG DESIGN REVIEW AND VARIANCE**

PLANNER: EVELYN GARCIA

This is a public hearing to consider issuing a decision on the Tsang Design Review and Variance. The applicant for the project is Kappe Architects on behalf of owners Paul Fox and Christina Tsang, and the property is located at 15 Midway Ave, Mill Valley, further identified as Assessor's Parcel 048-121-04.

The applicant requests Design Review and Variance approval to demolish an existing 1,057 square foot single-family residence, and construct a new 2,315 square foot single-family residence with a 480-square foot attached garage on an improved lot in unincorporated Mill Valley. The proposed development would have building area of 2,795 square feet and a floor area of 2,315 square feet. Therefore, the proposed development would result in a floor area ratio of 39 percent on the 5,924-square foot lot. The proposed building would reach a maximum height of 27 feet above surrounding grade and would have the following setback: 23 feet, 6 inches from the western rear property line; 3 feet from the northern side property line; 14 feet from the eastern front property line; 11 feet, 1 inch from the southern side property line.

For more information about the application, please visit the Planning Division's project webpage at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/tsang_dr_vr_p1571_mv



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 at least five work days 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.

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| A. Planning Division staff report | 5-10 minutes |
| B. Applicant's presentation | 10 minutes maximum |
| C. Appellant's presentation
(applies only if public hearing is required to act on a valid appeal) | 10 minutes maximum |
| 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. Please send ten (10) copies of written testimony to:

Marin County Planning Commission Marin County CDA, Ana Hilda Mosher 3501 Civic Center Drive, Suite 308 San Rafael, CA 94903	e-mail: planningcommission@marincounty.org Fax: (415) 473-7880
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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 473-6269 or 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.

III. NOTICE REGARDING BUS SERVICE

The Marin County Civic Center is served by Golden Gate Transit Bus Routes 35, 49, and Marin Transit Route 233, with connections to other routes at Third and Hetherton Streets in San Rafael. For more information, call toll free 5-1-1 or (415) 455-2000 (Marin County).

NOTE: ALL PLANNING COMMISSION MEETINGS ARE AUDIO AND VIDEO RECORDED.

****Visit the Planning Commission website at
<http://www.marincounty.org/planningcommission>**