

**MARIN COUNTY PLANNING COMMISSION**  
Marin County Civic Center, 3501 Civic Center Drive, Suite 328, San Rafael, California  
**Monday, June 12, 2017 –1:00 P.M.**

**AGENDA**

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

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- 1:00 P.M.    1. INITIAL TRANSACTIONS
- a. Minutes – May, 22, 2017
  - b. Communications
2. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
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- 1:05 P.M.    4. **BRANDON SULLIVAN ET AL APPEAL OF THE 187 SACRAMENTO LLC  
(FORMERLY 179 SACRAMENTO LLC) DESIGN REVIEW, TREE REMOVAL PERMIT,  
AND CEQA EXEMPTION**

PLANNER: CURTIS HAVEL

This is a public hearing to consider the Brandon Sullivan et al Appeal of the Community Development Agency's approval of the 187 Sacramento LLC (Formerly 179 Sacramento LLC) Design Review and Tree Removal Permit and to consider issuing a decision on said project.

The applicant for the project is Jessica Smith of Polsky Architects, on behalf of the property owner 187 Sacramento LLC, and the property is located at 187 Sacramento Avenue, San Anselmo, further identified as Assessor's Parcel 177-172-20, -10, -18 & -19.

The applicant is proposing to construct 4,714 square feet of new single-family residential development on an approximately 74,000 square foot vacant lot. The proposed building area consists of a 3,328 square foot single family residence, an attached 749 square foot second unit and an attached 637 square foot garage resulting in a floor area ratio of 5.6 percent. The proposed residence would reach a maximum height of approximately 28 feet above surrounding grade and would be located 1 foot, 3 inches from the Sacramento Avenue right-of-way (to the west), 12 feet, 2 inches from the easterly side property line, and 94 feet, 3 inches from the northerly rear property line. The project includes construction of retaining walls varying in height from 0 to 11 feet, the partial extension of the Sacramento Avenue right-of-way providing access to the proposed residence, and the installation of a fire truck turnaround. The applicant is also proposing to provide an at-grade transition for future pedestrian access to the unpaved portion of the Sacramento Avenue right-of-way.

Design Review approval is required pursuant to Section 22.42.030.C of the Marin County Development Code (Hillside Building Sites) because the project is located on a vacant property with a slope of greater than 25 percent and would exceed 3,000 square feet of building area. Second Unit Permit approval is required because the proposal includes an attached accessory dwelling unit within the footprint of the proposed primary residence. Tree Removal Permit is required because the project entails the removal of two protected trees on a vacant property.

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

[http://www.marincounty.org/depts/cd/divisions/planning/projects/sleepy-hollow/179-sacramento-llc\\_dr\\_tr\\_p1407\\_sa](http://www.marincounty.org/depts/cd/divisions/planning/projects/sleepy-hollow/179-sacramento-llc_dr_tr_p1407_sa)

2:00 P.M. 5. **INVERNESS ASSOCIATION APPEAL OF THE MOONRISE KINGDOM LLC  
COASTAL PERMIT, USE PERMIT, DESIGN REVIEW, AND CEQA EXEMPTION**

PLANNER: JOCELYN DRAKE

This is a public hearing to consider the Inverness Association's appeal of the Deputy Zoning Administrator's decision which conditionally approved the Moonrise Kingdom LLC Coastal Permit, Use Permit and Design Review and allows for the construction of a new 4,809 square foot single family residence, the retention and remodel of four existing unpermitted structures: Howard's House (1,146 square feet); windmill structure (1,610 square feet); barn (870 square feet); and shed (109 square feet), and the demolition of three existing unpermitted structures (Yetta's House, playhouse, and shed) are authorized to be demolished. The project also entails a number of site improvements, including a new driveway and emergency turnaround, parking areas, retaining walls, walkways, bioswales and rain gardens. In addition, approximately 44 trees would be removed, 14 of which would be removed to allow for construction of the project, and 30 of which would be removed because the trees are either over-mature and in decline, or diseased. The property is located at: 1025 and 1055 Vision Road, Inverness, further identified as Assessor's Parcel numbers: 109-330-05 and 109-330-06

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/moonrise-kingdom-llc\\_cp\\_dr\\_p1295\\_in](https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marin/moonrise-kingdom-llc_cp_dr_p1295_in).

2:30 P.M. 6. **RECOMMENDATION TO THE MARIN COUNTY BOARD OF SUPERVISORS  
REGARDING A REZONING, AMENDMENTS TO THE COUNTYWIDE PLAN AND  
LOCAL COASTAL PROGRAM, AND A CEQA EXEMPTION.**

PLANNER: JOCELYN DRAKE

This is a public hearing to consider a County-initiated Countywide Plan Amendment, Local Coastal Program Amendment and Rezoning to address mapping errors associated with Assessor's parcel number 109-330-05.

The subject parcel is currently zoned C-A-2 (Coastal Agricultural Limited, 2 acre minimum lot size); however the parcel was incorrectly depicted as being zoned C-OA (Coastal, Open Area) on the Zoning Map through a mapping error. In turn, as a result of the mapping error, the land use designation in the Countywide Plan was established as C-OS (Coastal, Open Space).

The Planning Division recommends establishing a residential Countywide Plan land use designation for the parcel to C-SF-2 (Coastal, Very Low Density, Single-family Residential). The Planning Division further recommends rezoning the parcel to C-RSP-0.1 (Coastal, Residential, Single-family, Planned, 1 unit per 10 acres) to bring the parcel into conformance with the rest of the lot. A Local Coastal Program Amendment is necessary for the rezoning.

The Planning Commission's role in considering the proposed amendments and rezoning is advisory to the Board of Supervisors.

For more information about the proposed amendments and rezone, please visit the Planning Division's project webpage at:

[https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marin/moonrise-kingdom-llc\\_cp\\_dr\\_p1295\\_in](https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marin/moonrise-kingdom-llc_cp_dr_p1295_in)



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 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<br>(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: <a href="mailto:planningcommission@marincounty.org">planningcommission@marincounty.org</a> 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](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.

### 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>**