

MARIN COUNTY PLANNING COMMISSION
Marin County Civic Center, 3501 Civic Center Drive, Suite 330, San Rafael, California
Monday, August 31, 2026 –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. Call to order and roll call
 - b. Minutes – July 27, 2026
 - c. Communications
- 2. DIRECTOR'S REPORT**
- a. Recent and upcoming Board hearing items
- 3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)**
-

1:00 P.M. 4. DEVELOPMENT CODE UPDATE

Principal Planner: Immanuel Bereket

The proposed amendments update the Marin County Development Code (Dev Code), codified in Title 22, to update certain provisions of the Dev Code that implement state housing laws. The amendments involve updating the County's regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) in response to direction from the California Department of Housing and Community Development (HCD); integrating requirements from recent state housing legislation such as the State Density Bonus Law, SB 9, SB 35/SB 423, and AB 2011; codifying required findings for the ministerial approval of qualifying housing development applications; and establishing a framework for development agreements, a widely used zoning tool not previously included in the County's Development Code.

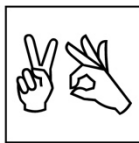
5. OONA RATCLIFFE APPEAL OF THE MORNING PHASE LLC. COASTAL DEVELOPMENT PERMIT AND COASTAL VARIANCE

Project Planner: Megan Alton

The applicant is requesting Coastal Development Permit approval to construct an 800 square foot detached Accessory Dwelling Unit, remove one heritage tree (Oregon ash), and construct modifications to an existing pre-1930 residence on a developed lot in Bolinas. The applicant is also requesting a Coastal Variance to install an electrical platform within the front yard setback.

The 800 square feet of proposed development would result in a floor area ratio of 28 percent on the 4,938 square foot lot. The proposed Accessory Dwelling Unit would reach a maximum height of 15 feet above surrounding grade and the exterior walls would have the following setbacks: 18 feet, 10 ½ inches from the eastern front property line; over 75 feet from the southern side property line; 4 feet from the northern side property line; and 4 feet from the western rear property line.

The electrical platform would be 4 feet 6 inches long by 4 feet 8 inches wide (9.2 square feet) in area, and the structure would reach a maximum height of 11 feet from surrounding grade. The platform is proposed at the front property line (0-foot front setback).



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.gov at least five workdays 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 affirmative votes from the Planning Commission 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 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. SUBMITTING COMMENTS PRIOR TO A HEARING

Written testimony is appreciated and should be submitted no later than 10:00 a.m. on the Thursday prior to the date of the hearing to ensure timely review by the Planning Commission. Written comments submitted after this deadline will be collated and provided to the Planning Commission at the beginning of the public hearing. Please send public comments to the project planner or to the following address:

Marin County Planning Commission
Marin County CDA, Sindy Palencia
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

Fax: (415) 473-7880

Email: planningcommission@marincounty.gov

If you plan to submit written comments at the hearing, please bring 10 copies and give them to the Planning Commission Secretary.

III. GUIDELINES FOR 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.

- A. Planning Division staff report 10 minutes
 - B. Appellant's presentation 10 minutes maximum
 - C. Applicant's presentation 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.

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.gov. Your presentation should be submitted no later than 9 a.m. on the Thursday prior to the date of the hearing to be 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.

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

****Visit the Planning Commission website at**

<http://www.marincounty.org/planningcommission>