AGENDA

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

10:00 A.M. 1. INITIAL TRANSACTIONS
   a. Incorporate Staff Reports into Minutes
   b. Continuances
   d. Communications
2. DIRECTOR’S REPORT
   a. Preliminary Agenda Discussion Items, Field Trips
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)

10:15 A.M. 4. DEVELOPMENT CODE AMENDMENTS LT/SL
Public hearing to consider proposed revisions to the Marin County Title 22 (Development Code), which includes zoning and subdivision regulations for the unincorporated areas of Marin County. The project includes proposed text amendments to the Development Code that would clarify, correct, and update applicable sections of the code, including amendments needed to meet legal requirements from Government Code Section 65915 which applies to residential density bonuses. The regulations affected by the proposed amendments include, but are not limited to, the following: (1) clarification of affordable housing incentives as provided by the Development Code and Countywide Plan (CWP); (2) update state density bonus law requirements; and (3) definitions.

12:00 P.M. LUNCH

1:00 P.M. 5. LAWSON LANDING WORKSHOP BB
The public workshop is on the merits portion of the Lawson’s Landing Master Plan, Coastal Permit, and Tidelands Permit project. The purpose of the workshop is to explain the entitlements involved with the Lawson’s Landing project, provide an overview of what is addressed in the current set of applications, and facilitate a discussion about the project’s components and issues. The applicants are proposing a reduced and relocated Master Plan alternative that includes: camping reductions in the meadow, reductions in the overall levels of camping and travel trailers, relocation some camping uses to upland areas, relocation of visitor-serving support facilities and services, phasing of the proposed improvements, elimination of additional residences, traffic circulation changes, conceptual changes to the grazing regimen, and conceptual natural resources management plans. Interim measures to enhance environmental protection are also proposed. The changes are proposed to take place in two phases, the first within 1-2 years of project approval, and the second within 3-5 years of those approvals.
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 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 or quorum (for a minimum of three affirmative votes).

II. GUIDELINES FOR TIME LIMITS ON PRESENTATIONS AND PUBLIC TESTIMONY
The Planning Commission's general meeting procedure and time limit guidelines are as follows:
A. Planning Division staff report 5-10 minutes
B. Planning Commission questions to staff
C. Applicant's presentation 10 minutes maximum
D. Appellant’s presentation (applies only if public hearing is required to act on a valid appeal) 10 minutes maximum
E. 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 copies of written testimony to:
Marin County Planning Commission
c/o Marin County CDA, Kim Shine
3501 Civic Center Drive, Room 308
San Rafael, CA 94903
e-mail: kshine@co.marin.ca.us
Fax: (415) 499-7880

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.

F. Close public hearing
When the public hearing is closed, no further discussion between applicant, the public, and the Commission is appropriate unless the majority of the Commission agrees to hear new information only.

III. OPEN TIME FOR PUBLIC EXPRESSION
Testimony regarding matters not on the agenda will not be considered part of the administrative record.

IV. NOTICE REGARDING BUS SERVICE
The Marin County Civic Center is served by Golden Gate Transit Bus Routes 233, 259, 45, 45K, and 49 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 our website at
http://www.co.marin.ca.us/SysApps/Calendar/pub/MeetingIndex.cfm?SponsorSid=2.**