

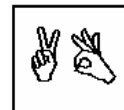
AGENDA

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. Incorporate Staff Reports into Minutes
 - b. Continuances
 - c. Approval of Minutes – January 8, 2007
2. COMMUNICATIONS
3. DIRECTOR'S REPORT
- a. Future Agenda Discussion Items, Field Trips
4. CONSIDERATION OF PROPOSED PLANNING COMMISSION HEARING SCHEDULE ON THE COUNTYWIDE PLAN AND ENVIRONMENTAL IMPACT REPORT AND HEARING PROTOCOLS (KK)
5. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)

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- 1:45 P.M. 6. HUGHES APPEAL OF HANSEN MINOR DESIGN REVIEW (AMC)

Public hearing to consider the Tom and Kathy Hughes Appeal of the Community Development Agency's Conditional approval of the Tilden and Penny Hansen Minor Design Review. The applicant is proposing demolition of a "stable" and construction of a detached, two-level accessory structure in the same general location. The proposed structure would attain a maximum height of 21.75 feet above grade, and would be comprised of a 247 square-foot single-car garage, a 67 square-foot bathroom, and an 86 square-foot storage area on the lower level, and a 400 square foot workshop on the upper level. Access to the upper level would be provided by an exterior stairway. The total proposed floor area (with 540 square feet of allowable exclusions for garage area) would be 2,292 square feet, representing a 13.4% floor area ratio (FAR) for the subject property. The appellants contend that the structure devalues their property by eliminating any and all privacy in their backyard and master bedroom, and further assert that a single-story building would be appropriate. The subject property is located on **80 H Lane, Novato**, and is further identified as **Assessor's Parcel 143-142-25**.



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The agenda is available on the Internet at
<http://www.co.marin.ca.us/SysApps/Calendar/pub/MeetingIndex.cfm?SponsorSid=2>
Please note that Planning Commission meetings are webcast and recorded.

Public hearing to consider the Ed Blankenship Appeal of the Community Development Agency's administrative decision to approve the Marin Municipal Water District Certificate of Compliance (CC 07-2). The project is a proposal to obtain a Certificate of Compliance to determine compliance with the subdivision laws for the subject property identified as Assessor's Parcel **075-192-02** that was created by Grant Deed in 1954. The Grant Deed was recorded in Marin County Records Book 882 O.R. 111 on August 11, 1954. Subsequently, the Map of Kent Woodlands, Subdivision 13 created the adjacent lots -- Lot 447, Lot 449, and Lot 450 in Volume 9 of Maps at Page 91 in Marin County Records on November 1, 1957. The subject property was previously in use as a water storage tank site, but the tank has been removed. A driveway access to the residence at 320 Crown Road, a level building pad, and abandoned water pipes remain on the property. The bases of the Blankenship Appeal are that the lot was created as a water tank lot for the Marin Municipal Water District and should not be considered a legal residential building site because it does not conform to current zoning or the general plan. The appeal objects to the approval of the Certificate of Compliance without conditions regarding future development and lot size. The appeal objects to development of the lot as a residential building site because of its small size, steep slope, small building envelope, geologic instability due to saturated soil, potential visual impacts to neighbors, loss of privacy, and reduction of property values. The subject property is located on **Crown Road adjacent to 320 Crown Road, Kentfield**, and is further identified as **Assessor's Parcel 075-192-02**.

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 10 minutes maximum
(applies only if public hearing is required to act on a valid appeal)
- 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 must be received no later than 9:00 a.m. on the Monday 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

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

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