

MARIN COUNTY PLANNING COMMISSION
Marin County Civic Center, 3501 Civic Center Drive, Room 328, San Rafael, California
Special Meeting - March 5, 2007

AGENDA

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

- 9:30 A.M. 1. INITIAL TRANSACTIONS
- a. Incorporate Staff Reports into Minutes
 - b. Continuances
 - c. Minutes –February 26, 2007
2. COMMUNICATIONS
3. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items, Field Trips
4. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
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- 9:30 A.M. 5. BLANKENSHIP APPEAL OF MARIN MUNICIPAL WATER DISTRICT CERTIFICATE OF COMPLIANCE (NO)

Continued 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**.

This item was continued from the hearing of January 22, 2007 and is being further continued to March 26, 2007.

- 9:45 A.M. 6. PUBLIC HEARING ON DRAFT MARIN COUNTYWIDE PLAN UPDATE
- Public hearing on the Draft Marin Countywide Plan (Baylands Corridor)
- 12:15 P.M. B R E A K
- 1:00 P.M. Reconvene public hearing on Draft Marin Countywide Plan (Baylands Corridor)
- 5:00 P.M. Continue public hearing to a specific date and time.
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