

MARIN COUNTY PLANNING COMMISSION
NOTE CHANGE OF VENUE
Marin Exhibition Hall - Friends of Marin Center Conference Room
10 Avenue of the Flags, San Rafael
Regular Meeting - March 26, 2007

REVISED AGENDA
(as of March 20, 2007)

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
 - c. Minutes – March 5, 2007
 - d. Communications
2. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items, Field Trips
 - b. Planning Commission Annual Report Discussion
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
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10:00 A.M. 4. PUBLIC HEARING ON DRAFT MARIN COUNTYWIDE PLAN UPDATE

Continued public hearing from the March 19, 2007, meeting on the Natural Systems and Agriculture Element of the Draft Marin Countywide Plan. The public testimony portion of the hearing was closed and the Planning Commission will continue its deliberations on the remaining issues from the March 19, 2007 hearing.

Continue public hearing to a specific date and time.

12:45 P.M. B R E A K

- 1:30 P.M. 5A. DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
5B. DESIGN REVIEW AND LOT LINE ADJUSTMENT: ROBERTSON (CH)

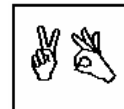
Public hearing to consider the proposed application to construct three single-family homes and appurtenant improvements on a 12.3-acre property in Lagunitas. The property consists of three legal lots of record and the project includes the adjustment of the lot lines to accommodate more suitable building sites in response to environmental constraints at the site. No new lots are being created. The project includes improvements to the existing road cut that bisects the property, construction of new driveways to serve the proposed residences, installation of utilities and stormwater dissipaters, construction of two domestic wells and three individual sewage disposal systems to serve the proposed residences, and realignment of two existing intermittent drainages located in the central portion of the property within the road cut. The Robertson property is located at the terminus of the paved portion of Arroyo Road, approximately 0.6 miles north of Sir Francis Drake Boulevard, in the community of Lagunitas, Marin County, California. The subject property is located at 338, 350, and 360 Arroyo Road, Lagunitas, and is also identified as Assessor's Parcels 168-031-11, -12, and -13.

Prior to taking action on the merits of the project, the Planning Commission will consider the adoption of a Negative Declaration of Environmental Impact for this project.

2:30 P.M. BREAK

2:45 P.M. 6. CULLEN APPEAL FROM THE DEPUTY ZONING ADMINISTRATOR'S DENIAL OF THE JAMES CULLEN VARIANCE AND DESIGN REVIEW (NO)

This item is a public hearing to consider the Cullen Appeal from the denial of a proposal to construct a new residence at 239½ Cleveland Avenue. The appeal asserts that the findings of “special privilege” are arbitrary, capricious, and a denial of equal protection of the law as previously applied by the Planning Commission for another floor area ratio (FAR) Variance; the decision denies the right for a comparable FAR Variance; and the findings that the proposed residence would result in adverse view, light, or privacy impacts to adjacent properties are contrary to the evidence in the administrative record. The project is a proposal to construct a 1,800 square foot single-family residence and a parking deck on a 4,035 square foot lot resulting in a 45% FAR. The project also includes proposals to abandon the existing driveway and parking pad in use for the adjacent residence at 239 Cleveland Avenue, construct an upper level car deck with three parking spaces and a mid-level 620 square foot storage space, for a total of five off street parking spaces for the new residence. Use Permit and Design Review approvals were granted, and were not appealed, to construct a replacement parking deck for the existing residence at 239 Cleveland Avenue (Assessor's Parcel 051-211-19). The maximum height of the residence would be approximately 30 feet above existing grade and would have the following minimum property line setbacks: 23 feet front (west), 3.5 feet side (north), 3.33 feet side (south), and 36 feet rear (east). The enclosed storage area below the parking deck would have a zero foot front property line setback. Deck areas and the enclosed storage area would have one-foot side property line setbacks. Variance approval is required for the FAR that would exceed the 30% FAR standard of the R1:B1 zoning district. Design Review is required for development on the vacant property, pursuant to Marin County Code Section 22.42.030 (Substandard Building Sites), because the 40% average lot slope requires a minimum lot area of one acre and the 4,035 square foot lot is less than one-half acre. The subject property is located at **239½ Cleveland Avenue, Mill Valley**, and further identified as **Assessor's Parcel 051-211-18**.



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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>

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