

Marin County Deputy Zoning Administrator
Regular Meeting
Thursday, August 16, 2012
9:00 a.m.

Agenda

1. USE PERMIT AMENDMENT AND PRECISE DEVELOPMENT PLAN: (Project I.D. 12-0034) SAN DOMENICO SCHOOL
The subject property is located at 1500 Butterfield Road in San Anselmo, and is further identified as Assessor's Parcel No. 176-300-30.

Staff Report

Hearing Officer Ben Berto called the meeting to order at 9:03 a.m.

The Hearing Officer reviewed the project description.

In response to an inquiry from the Hearing Officer regarding communications, Mr. Greeley indicated that staff received a few fax notifications this morning but due to technical difficulties staff couldn't tell whether any of them were communications related to this project.

Mr. Greeley indicated that the applicants will comment on traffic management issues.

Mr. Greeley's memo of 8/16/12 regarding modification to condition of approval has been made available to the applicant.

Applicants David Behrs and David Wise discussed details of the request for an increase in student enrollment and the school's traffic management plan.

The Hearing Officer stated that the school had been a superb community asset, and indicated that the main concern is traffic impacts and encouraged incentives be expanded to encourage carpooling and biking to school.

The Hearing Officer made modifications and additions to the conditions of approval as follows:

1.b. [second sentence] “All consultant fees and administrative costs for monitoring...”

3.b. “The applicant shall provide Marin County on an annual basis the numbers and splits on student K-12, faculty, and staff, both resident and non-resident.”

1.c. “Upon request by Marin County, the applicant shall provide the County with their week’s tube traffic counts, to be reviewed by the County’s traffic consultant. If the counts are unavailable, the County may at its discretion add another week’s traffic count review by its consultant.”

6. The applicant shall maintain parking levels consistent with the approved Master Plan, and in addition shall review existing parking for compliance with Master Plan and Amended Master Plans’ conditions, and take whatever steps are necessary for compliance.

The Deputy Zoning Administrator (DZA) concurred with staff’s findings and conditions of approval in the amended Resolution and approved the San Domenico School Use Permit and Precise Development Plan

The Deputy Zoning Administrator (DZA) informed all parties of interest that this action is not final and that it may be appealed 4:00 p.m. on September 4, 2012.

The hearing was closed at 9:35 a.m.