

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR – February 10, 2003

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- 1:00 P.M. 1. ROUTINE TRANSACTIONS
a. Incorporate Staff Reports into Minutes
b. Continuances
2. COMMUNICATIONS
3. DIRECTOR'S ORAL REPORT
a. Report on Progress of General Plan Updates
b. Update on Board of Supervisors Actions
c. Report on On-Going/Pending Development Projects
4. OPEN TIME FOR PUBLIC EXPRESSION, LIMITED TO THREE MINUTES PER SPEAKER

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- 1:30 P.M. 5. DESIGN REVIEW: ROBERT FITZGERALD AMG

Hearing to consider a Design Review application filed by Robert Fitzgerald proposing to construct a new, 2,508 square-foot, single-family residence with a 545 square foot attached garage on a vacant lot in the Bayside Acres area of San Rafael. The proposed residence would have a maximum height of approximately 25.5 feet above grade. A 12-foot high retaining wall would be located within 3 feet of the southeasterly property line. The retaining wall would face toward the interior of the lot. The property would be accessed by a new driveway connected to the Bayview Drive right of way at the lower portion of the property. The driveway would span over an existing drainage swale by using a modular stack block retaining wall system reaching a height of approximately 12 feet above grade on the downslope side and approximately 3 feet above grade on the upslope side. Pursuant to Marin County Code Section 22.82.025, Design Review is required for the development of this lot because it is substandard in size (less than 50% of that required by the governing R-1:B-4 zoning district regulations). The subject property is located at **50 Bayview Drive, San Rafael**, and is further identified as **Assessor's Parcel 186-132-20**.

3:00 P.M. B R E A K

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- 3:15 P.M. 6. DESIGN REVIEW APPEAL: THOMPSON (HANSEN) MB

Hearing to consider the Hansen Appeal of the Community Development Agency's approval of the Thompson Design Review proposing to allow construction of a new, two-story, 5,107 square foot single-family residence, a 228 square foot basement, and a 939 square foot attached three-car garage located on a 25,474 square foot lot in Sleepy Hollow. The structure will attain a maximum height of 27.5 feet above grade. Also included in the approval is an 8,800 cubic foot storm water detention pond. The subject property is located at **25 Martling Road, San Anselmo**, and is further identified as **Assessor's Parcel 176-041-01**.

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7. APPROVAL OF MINUTES – JANUARY 27, 2003, MEETING
8. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS
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I PLANNING COMMISSION VOTING REQUIREMENTS

- A. For the following action, four (4) affirmative votes from the Planning Commission membership must be cast.
 - 1. Adopt recommendation to adopt or amend a general community specific plan, or
 - 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 PRESENTATION 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

(Written testimony is greatly appreciated [10 copies], and should be received no later than 9:00 a.m. on the Monday prior to the day of the hearing. Please send written testimony to the Marin County Community Development Agency - Planning Division, 3501 Civic Center Drive, Room 308, San Rafael, California 94903. ***When written testimony is presented, it is not necessary to read the entire text into the minutes; it will automatically become a part of the record.***)
- F. Close public hearing

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

III. OPEN TIME FOR PUBLIC EXPRESSION

Testimony regarding projects or plans not scheduled on the agenda will not be considered a part of the administrative record.

IV. NOTICE REGARDING BUS SERVICE

The Marin County Civic Center is served by Golden Gate Transit Bus Routes 1, 23, and 39 with connections to other routes at Third and Hetherton Streets in San Rafael. For more information call (415) 453-2100.

NOTE: ALL PLANNING COMMISSION MEETINGS ARE TAPE RECORDED.

**** (Visit our website at "<http://www.co.marin.ca.us/depts/BS/main/brdscomm/mcbds/plngcom.cfm>. ") ****