

REVISED

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR – March 24, 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. Presentation on the Trends and Issues Report – Natural Systems
 - b. Update on San Quentin Reuse
 - c. Update on the Housing Element
 - d. Update on the Streamside Conservation Ordinance
 4. OPEN TIME FOR PUBLIC EXPRESSION, LIMITED TO THREE MINUTES PER SPEAKER

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- 1:00 P.M.
- 5A. DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: HICKS MOUNTAIN RANCH MASTER PLAN
 - 5B. MASTER PLAN/DEVELOPMENT PLAN: HICKS MOUNTAIN RANCH CG

Hearing to consider an application proposing the development of six residential dwelling units, two guest houses, two barns and a number of agricultural equipment and storage buildings on an approximately 845-acre property. The applicant proposes to continue the historic use of the ranch for the grazing of breeding cattle, with an increase in herd size from approximately 30 to 70 animals. Improvements in the southern portion of the property include a 12,000 square foot main ranch house (with an 1,170 square foot attached garage and an 800 square foot pool house), a 3,800 square foot ranch manager's residence with a 936 square foot garage, two additional single family residences ranging from 3,500 to 5,000 square feet (with associated 625 square foot garages), a 1,600 square foot guest house, a 4,000 square foot vehicle and equipment barn (including an 800 square foot ranch workers apartment), a 3,800 square foot, six stable horse barn, and a 1,000 square foot storage barn. In a separate valley near the northern property line, the project proposes the construction of a 4,000 to 5,000 square foot residence (with 864 square foot garage), a 2,000 square foot guest house, and an approximately 4,500 square foot barn. The subject property is located at **11100 Point Reyes-Petaluma Road, Nicasio**, and is further identified as **Assessor's Parcel 121-020-03 and -01**.

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

(This item was continued from the hearings of February 24 and March 24, 2003, and staff is recommending that it be further continued to the hearing of May 5, 2003.)

Hearing to consider an application proposing to construct a new, 2,508 square-foot, single-family residence with a 545 square foot attached garage on a vacant lot. 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. 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**.

(This item was continued from the hearing of February 10, 2003, and staff is recommending that it be further continued to a hearing date to be determined.)

Variance application proposing to allow an addition to the existing residence that was constructed within the required side yard setback. The addition maintains a setback of 4 feet, 8 inches from the western side property line, where 6 feet is required by the development standards of the governing zoning district. The subject property is located at **1122 Idylberry Road, San Rafael**, and is further identified as **Assessor's Parcel 164-422-14**.

(This item was rescheduled from the hearing of January 27, 2003, AND IS BEING FURTHER RECOMMENDED THAT IT BE CONTINUED TO APRIL 21, 2003).

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8. APPROVAL OF MINUTES – FEBRUARY 24, 2003 & MARCH 10, 2003, MEETINGS
 9. BUDGET PRIORITIES
 10. UPDATE ON BOARD OF SUPERVISORS ACTIONS
 11. 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>.") ****