

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR – April 21, 2003

-
- 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 Countywide Plan Update Key Trends, Issues and Strategies Report
 4. OPEN TIME FOR PUBLIC EXPRESSION, LIMITED TO THREE MINUTES PER SPEAKER

-
- 1:00 P.M. 5. VARIANCE APPEAL: TOBIAS MB

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 & April 21, 2003,
AND IS BEING FURTHER RECOMMENDED THAT IT BE CONTINUED TO MAY 5, 2003).*

230 P.M. B R E A K

-
- 2:45 P.M. 6. VARIANCE & DESIGN REVIEW CLEARANCE APPEAL: SPARKS JT

Hart Appeal (on behalf of Jeanne Sparks) of the Deputy Zoning Administrator's approval of the Jeanne Sparks Variance and Design Review Clearance proposing to legalize 1,120.5 square feet of additional living area and 236 square feet of garage area to an existing 2,065 square foot single-family residence with an attached 450 square-foot garage. The development proposed for legalization attains a maximum height of 20.5 feet above finished grade. The development results in a 31 percent floor area ratio on the 10,683 square foot lot. Variance approval is required to encroach into the required 25-foot front yard setback, and Design Review Clearance approval is required to allow the floor area ratio to exceed 30 percent. In general, the appellant objects to the condition requiring a Building Permit for the previously unauthorized development on the subject property. The subject property is located at 227 Richardson Drive, Mill Valley, and is further identified as **Assessor's Parcel 043-171-11**.

-
7. APPROVAL OF MINUTES – MARCH 24, 2003 & APRIL 7, 2003, MEETINGS
8. UPDATE ON BOARD OF SUPERVISORS ACTIONS
9. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS
-

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>.") ****