

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR – May 5, 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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- 1:00 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 June 2, 2003.)

1:00 P.M. 6. DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: MARIN COUNTY
DRAFT HOUSING ELEMENT DD/B. COLLINS

Public hearing to recommend adoption by the Board of Supervisors of the updated Housing Element and associated Negative Declaration.

The Housing Element is one of seven required Elements that comprise a General Plan and serves as the framework for providing housing within the unincorporated area. The Element presents goals, objectives, policies, and programs designed to identify opportunities to provide housing within the unincorporated area, facilitate the construction of housing for special needs populations, and meet the mandates imposed under State Housing Element law including, but not limited to meeting regional fair share housing allocations. The Housing Element has been updated at this time in response to California Government Code Section 65588(b) which requires Housing Elements to be updated at specified intervals.

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

2:30 P.M. B R E A K

2:45 P.M. 7. 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 hearings of January 27, 2003 and April 21, 2003.)

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8. APPROVAL OF MINUTES – APRIL 21, 2003, MEETING
 9. UPDATE ON BOARD OF SUPERVISORS ACTIONS
 10. 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>. ") ****