

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR – July 7, 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. Countywide Plan Alternatives
 b. 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. WITHDRAWAL OF THE VARIANCE/DESIGN REVIEW CLEARANCE APPEAL: SPARKS JT

Acceptance of the withdrawal of the 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 subject property is located at 227 Richardson Drive, Mill Valley, and is further identified as **Assessor's Parcel 043-171-11**.

(This item was continued from the hearing of April 21, 2003.)

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- 1:45 P.M. 6. TITLE 22 AMENDMENT: SECOND DWELLING UNIT ORDINANCE CG

Hearing to consider recommending adoption of proposed revisions to the Marin County Zoning Ordinance to implement new provisions of State law related to the regulation and permit process for second dwelling units for unincorporated properties in Marin County. Generally, the new state law requires local agencies to consider applications for second dwelling units through a ministerial process based on compliance with objective criteria, without discretionary review or a public hearing (Government Code Section 658852.2). Amendments to the County Zoning regulations are proposed to implement the mandatory state law requirements. The Planning Commission will consider recommending that the Marin County Board of Supervisors adopt these code amendments.

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

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- 2:45 P.M. 7. COASTAL PERMIT/DESIGN REVIEW: DANIEL QUALLS AND ANNA TOM APPEAL OF THE AGENCY DIRECTOR'S DENIAL JT

Hearing to consider the **Daniel Qualls and Anna Tom appeal of the Agency Director's denial of the Qualls/Tom, Coastal Permit/Design Review** application proposing to construct a 2,080 square foot single-family residence with an excavated parking pad and other associated site improvements on a 20,839 square foot parcel. The roof of the residence would attain a maximum height of 23.5 feet above finished grade. The appellants assert that the proposed project would not result in unreasonable adverse view impacts to the surrounding area. The subject property is located at **60 Seacape Drive, Muir Beach**, and is further identified as **Assessor's Parcel 199-281-03**.

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8. APPROVAL OF MINUTES –JUNE 9 AND JUNE 16, 2003
9. UPDATE ON BOARD OF SUPERVISORS ACTIONS
10. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS
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