

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR – August 4, 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. 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. TITLE 22 AMENDMENT: SECOND DWELLING UNIT ORDINANCE CG

Continued 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.

(This item was continued from the hearing of July 7, 2003.)

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- 2:30 P.M. BREAK

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- 2:45 P.M. 6. DESIGN REVIEW: MARILYN ORONZI APPEAL OF THE AGENCY DIRECTOR'S APPROVAL OF THE RABBE DESIGN REVIEW JT

Hearing to consider the Marilyn Oronzi Appeal of the Agency Director's approval of the Rabbe Design Review proposing to demolish an existing single-family residence and associated accessory structures and construct a new 9,648 square foot residence and attached garage, a 336 square foot detached accessory structure, and associated site amenities. The proposed residence would attain a maximum height of 29 feet above existing grade and 36 feet above finished grade, and the detached accessory structure would attain a maximum height of 19.5 feet above existing grade. The exterior walls of the proposed residence would maintain the following minimum setbacks: 45.25 feet from the southeastern front property line; 51 feet from the northeastern side property line; 136.25 feet from the southwestern side property; and 129.5 feet from the northwestern rear property line. The appellant asserts that the development would result in adverse visual and privacy affects to her property, and that the size, mass, bulk, siting, cut and fill, disturbance to landscaping and looming nature of the project, as approved, all operate contrary to the mandatory findings for Design Review approval. Zoning for the subject property is RSP-1.0 (Residential, Single-Family, Planned, one unit per acre maximum density). The subject property is located at **135 South Ridgewood Road, Kentfield**, and is further identified as **Assessor's Parcel 075-031-10**.

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7. APPROVAL OF MINUTES –JULY 14 & 28, 2003, MEETING
8. UPDATE ON BOARD OF SUPERVISORS ACTIONS
9. 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>. ") ****