MARIN COUNTY PLANNING COMMISSION AGENDA

Marin County Civic Center, Room 328 - San Rafael REGULAR – August 18, 2003

1:00 P.M. 1. ROUTINE TRANSACTIONS

- a. Incorporate Staff Reports into Minutes
- b. Continuances
- 2. COMMUNICATIONS
- 3. DIRECTOR'S ORAL REPORT
 - Report on Countywide Plan Scenarios
- 4. OPEN TIME FOR PUBLIC EXPRESSION, LIMITED TO THREE MINUTES PER SPEAKER

2:00 P.M. 5. RATIFICATION OF RESOLUTION: RECOMMENDING APPROVAL OF SECOND DWELLING UNIT ORDINANCE WITH REVISIONS (TITLE 22 AMENDMENT) CG

Meeting to adopt a resolution 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.

2:00 P.M. 6. RATIFICATION OF RESOLUTION: MARILYN ORONZI APPEAL OF THE AGENCY DIRECTOR'S APPROVAL OF THE RABBE DESGIN REVIEW JT

Meeting to adopt a resolution upholding the Marilyn Oronzi Appeal of the Community Development Agency'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 subject property is located at 135 South Ridgewood Road, Kentfield, and is further identified as Assessor's Parcel 075-031-10.

2:30 P.M. BREAK

2:45 P.M. 7. DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT: REDWOOD LANDFILL, INC. REVISED SOLID WASTE FACILITIES PERMIT TH

Continued hearing to receive testimony on the Draft Subsequent Environmental Impact Report for the Redwood Landfill, Inc. Revised Solid Waste Facilities Permit. Redwood Landfill, Inc., a wholly owned subsidiary of USA Waste of California, in association with Waste Management, Inc., has applied to the Marin County Environmental Health Services Department for a Revised Solid Waste Facilities Permit (SWFP) for continuation and expansion of a 380-acre landfill on a 420-acre site near Novato, California. Since issuance of the 1995 SWFP, certain changes to the operation and facility have been implemented, and new changes are proposed in connection with the Revised SWFP, including sludge management practices, alternative daily cover, increase composting volume, leachate management, increase waste receipts, traffic, design capacity, waste classification, landfill life, gas control, and waste containment units reclassified as Class II for receipt of some semi-hazardous wastes. The Redwood Landfill property, accessed by private road from State Highway 101, is approximately 600 acres in size and consists of a 180-acre northern area and a 420-acre southern area. Waste disposal activities are dedicated to the 420-acre southern area. Redwood Landfill is the principal landfill serving Marin County and is located on the east side of State Highway 101, 4 miles north of the City of Novato and 7 miles southeast of Petaluma in Marin County, and is further identified as Assessor's Parcel 125-160-13.

(This item was continued from the hearing of July 28, 2003.)

- 8. APPROVAL OF MINUTES
- 9. UPDATE ON BOARD OF SUPERVISORS ACTIONS
- 10. 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. Appellant's presentation

(applies only if public hearing is required to act on a valid appeal)

10 minutes maximum

D. Applicant's presentation

10 minutes maximum

E. Public Testimony (depending on the number of speakers)

3-5 minutes each

(Written testimony is greatly appreciated [10 copies], and should be received as far in advance of the public hearing date as possible. 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.

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