

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR – September 22, 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.
- 5A. DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
 - 5B. DESIGN REVIEW AND USE PERMIT: STRAWBERRY VILLAGE SHOPPING CENTER BB

Hearing to consider Design Review and Use Permit applications requesting approval for modifications and additions to the north Strawberry Village Shopping Center complex, located on the Redwood Highway Frontage Road north of Belvedere Drive and east of Highway 101 in Mill Valley. The existing shopping center contains 117,091 sq. feet of gross floor area. Four buildings totaling 62,073 sq. feet of area are proposed to be demolished: the existing building on the east side of the site facing Belvedere Avenue (“building 4”), the interior diamond-shaped building (“building 7”), the southernmost building north of Belvedere Drive (“building 3”), and the Safeway building (“building 1”). Proposed construction includes: 13,400 sq. foot “Bldg A” on the south corner of the site north of Belvedere Drive, 10,355 sq. foot “Bldg B” on the southeast side of the site facing Belvedere Drive, 9,184 sq. foot “Bldg C” in the interior of the site located between new Bldg B and (remaining) Bldg 2, 8,502 sq. foot “Bldg D” next to the S.E. corner of the Safeway building (3,612 sq. feet of retail on the ground floor and five affordable housing units totaling 4,890 sq. feet upstairs), and 43,543 sq. feet of reconstructed area and additions to the Safeway building, including 11,553 sq. feet of new area added on the east side of the building. Total proposed area at the shopping center will be 140,002 sq. feet, a net increase of 22,911 sq. feet. The new buildings will be mostly one-story, with taller elements at the building ends. Heights of the proposed new buildings are 22-26 feet for the single story elements, 32-35 feet for the taller end elements, 38 feet for the retail/residential building, and a maximum building elevation of 39 feet at the reconstructed Safeway building. Proposed circulation and parking changes include: extension of the existing central entry road from Redwood Highway Frontage Road through to Belvedere Drive on the east side of the site; a new triangular-shaped parking area on the southeast side of the site; substitution of perpendicular parking for diagonal parking on the north- and west-facing portions of the property; a new right-turn ingress and egress driveway approach on the northwest corner of the site, creation of a two-way left turn lane on Redwood Highway Frontage Road along the shopping center frontage. An additional 31 parking spaces are proposed to be added to the 693 existing spaces for a total of 724 parking spaces for the shopping center. A bus facility is proposed on Reed Road. The site is located at **655 Redwood Highway in Mill Valley, CA**, and is further identified as **Assessor’s Parcel 043-321-01**.

Prior to taking action for approval of the Strawberry Village Shopping Center project, the Planning Commission will consider the adoption of a Negative Declaration of Environmental Impact for the project.

3:30 P.M. BREAK

3:45 P.M. 6. DESIGN REVIEW APPEAL: YOUSSEFIRAD (NAJARIAN) BB

Continued hearing to consider the Najarian Appeal of the Community Development Agency administrative approval of the Youssefirad Design Review proposing to: (a) demolish an existing parking deck that currently serves the developed adjacent property to the north (60 Mountain Lane); (b) construct a 1,205 square foot, two-story, single-family residence, a new parking deck, and a sand filtered on-site sewage disposal system on the subject 6,460 square foot vacant parcel; and (c) construct a new parking deck at 60 Mountain Lane to serve the existing residence. The subject properties are located in the Muir Woods Park Subdivision of Mill Valley. The appellant, Lynda Najarian, asserts that: (1) the project cannot be exempted from the requirements of the California Environmental Quality Act; (2) all of the mandated Design Review findings cannot be made to approve the project; and (3) the project will result in soil erosion, drainage, and tree removal impacts to her property. The subject property is located at **56 Mountain Lane, Mill Valley**, and is further identified as **Assessor's Parcel 045-111-10**.

(This item was continued from the hearing of September 8, 2003.)

4:30 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 August 18, 2003.)

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8. APPROVAL OF MINUTES
 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:

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| 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.

**** (Visit our website at "<http://www.co.marin.ca.us/depts/BS/main/brdscomm/mcbds/plngcom.cfm>. ") ****