

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR – October 6, 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

Report on Progress of Countywide Plan Update: Staff presentation on the key highlights and capabilities of PlanBuilder Index software for use as a tool in evaluating the Marin Countywide Plan update alternative scenarios. INDEX PlanBuilder is a planning support tool intended to help stakeholders and decision-makers create plans through issue identification, alternatives analysis, and goal-setting; implement plans by evaluating development consistency with goals; and achieve plans by measuring cumulative progress towards goals.

4. OPEN TIME FOR PUBLIC EXPRESSION, LIMITED TO THREE MINUTES PER SPEAKER

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- 2:00 P.M.
5. RATIFICATION OF RESOLUTION: MARIN COUNTY CODE TITLE 22 (DEVELOPMENT CODE) AMENDMENT CHAPTER 22.22 – AFFORDABLE HOUSING REGULATIONS TKL/B. COLLINS

Meeting to adopt a resolution of the proposed amendments to Chapter 22.22 (Affordable Housing Regulations) of Marin County Code Title 22 (Development Code) to implement programs identified in the Countywide Plan's Housing Element. The proposed amendments would: (1) expand the applicability of the inclusionary housing requirements for all new residential projects resulting in two or more housing units or lots where the current ordinance applies only to new projects resulting in 10 or more residential units or lots; (2) increase the percentage of required affordable housing units for new residential projects from 15% to 20%; (3) require that inclusionary residential units be affordable to low and very low income households and not moderate income households; and (4) require new non-residential developments to provide housing for 20% of the number of employees at very low, low, and moderate incomes that would be generated by the development. The Planning Commission will consider recommending the proposed Development Code Amendments to the Board of Supervisors for final action.

This item was continued from the September 22, 2003, Planning Commission meeting.

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- 2:30 P.M. BREAK

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- 2:45 P.M. 6. VARIANCE APPEAL: ROBINSON (MEROLLA & ROBINSON) MB

Hearing to consider the Robinson and Merolla appeals of the Deputy Zoning Administrator's approval of the Robinson Variance Amendment that eliminates a condition of approval of a 1967 Variance that prohibited the construction of a second story on a residence that is located at 4 Corte Los Sombras, in Greenbrae. The owners, Bevan and Anna Robinson, are currently proposing to construct a 404 square foot second story addition to the residence, and are seeking to eliminate the above condition to proceed with the project. The owners appealed the Deputy Zoning Administrator's (DZA) conditional approval on the grounds that the conditions to reduce the building height, eliminate a second floor deck, and eliminate the window and require use of opaque glass in the stairway would not benefit the neighbors with respect to maintaining views and privacy. Barbara Merolla, neighbor and owner of 132 Almenar Drive, Greenbrae, also appealed the DZA's decision on grounds that the staff report failed to adequately describe the property and adverse impacts of the addition that was approved and built in reliance upon the 1967 Variance, and that removal of the prior condition of approval prohibiting construction of a second story on the property results in a special privilege that would be granted to the property. The subject property is located at **4 Corte Los Sombras, Greenbrae**, and is further identified as **Assessor's Parcel 070-181-04**.

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7. APPROVAL OF MINUTES
 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:

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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>. ") ****