

MARIN COUNTY PLANNING COMMISSION AGENDA  
Marin County Civic Center, Room 328 - San Rafael  
REGULAR – November 3, 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
- Presentation and discussion of the San Quentin Vision Plan, drafted by the San Quentin Reuse Planning Committee. The Plan sets a policy framework for the reuse of San Quentin State Prison should the State fully or partially close the facility which will be incorporated into the Countywide Plan as a special policy area.
4. OPEN TIME FOR PUBLIC EXPRESSION, LIMITED TO THREE MINUTES PER SPEAKER

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- 1:00 P.M. 5. DESIGN REVIEW/CERTIFICATE OF COMPLIANCE: FITZGERALD JT/AMG

Continued hearing to consider a Design Review application and Certificate of Compliance proposing to construct a new, 2,508 square-foot, single-family residence with a 545 square foot attached garage on a vacant lot. The proposed residence would have a maximum height of approximately 25.5 feet above grade. A 12-foot high retaining wall would be located within 3 feet of the southeasterly property line. Pursuant to Marin County Code Section 22.82.025, Design Review is required for the development of this lot because it is substandard in size (less than 50% of that required by the governing R-1:B-4 zoning district regulations). The subject property is located at **50 Bayview Drive, San Rafael**, and is further identified as **Assessor's Parcel 186-132-20**.

*(This item was continued from the hearings of February 10, March 24, and May 19, 2003, and November 3, 2003, and is recommended for further continuance to the hearing of December 8, 2003.)*

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- 2:30 P.M. BREAK

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- 2:45 P.M. 6A. DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: MARIN CITY CHURCH OF GOD  
6B. REZONING/MASTER PLAN/DEVELOPMENT PLAN/SUBDIVISION: MARIN CITY CHURCH OF GOD CG

Hearing to consider applications proposing to subdivide a 1.77 acre property at the southern 0.77 acre portion of the parcel into six lots ranging from approximately 3,500 to 10,000 square feet, and develop six approximately 1,600 square foot, two-story single family residences (with attached approximately 500 square foot garages) on the site. The new residences would be served by an 18-foot wide common driveway off Drake Boulevard. The current zoning requires a minimum lot size of 7,500 square feet. Therefore, to accommodate the proposed project, the applicant is requesting that the property be rezoned to a planned district zoning. The subject property is located at **639 Drake Avenue, Marin City**, and is further identified as **Assessor's Parcel 052-130-15**.

Prior to taking action on the merits of the project, the Planning Commission will consider the grant of a Negative Declaration of Environmental Impact for this project.

7. APPROVAL OF MINUTES
8. UPDATE ON BOARD OF SUPERVISORS ACTIONS
9. 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:

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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>.") \*\***