

**MARIN COUNTY PLANNING COMMISSION AGENDA**

Marin County Civic Center, Room 328 - San Rafael

REGULAR – March 22, 2004

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- 1:00 P.M.
1. ROUTINE TRANSACTIONS
    - a. Incorporate Staff Reports into Minutes
    - b. Continuances
  2. COMMUNICATIONS
  3. OPEN TIME FOR PUBLIC EXPRESSION, LIMITED TO THREE MINUTES PER SPEAKER

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- 1:00 P.M.
4. APPEAL OF THE COMMUNITY DEVELOPMENT AGENCY'S RESCISSION OF THE ROBINSON VARIANCE: ROBINSON (PLIMACK/SPURR) MB

Appeal of an administrative determination to rescind a 1967 Variance that allowed a residential addition to encroach into the required rear yard setback subject to conditions that prohibited second story additions and conversion of the garage into living area. The administrative rescission requires the removal of the 256 square foot portion of the 450 square foot addition that encroaches into the 19.5-foot rear yard setback and submittal of confirmation from a licensed surveyor that the residence complies with the required rear yard setback, before a building permit could be processed for any additional construction on the lot. The rescission would eliminate the above conditions of approval that were imposed through the 1967 Variance approval, thereby allowing second story additions to the existing residence as well as conversion of the garage to living area only if these improvements comply with all applicable development standards, including but not limited to setback, building height and floor area ratio requirements of the governing R-1: B-2 zoning district that apply to the surrounding neighborhood in addition to other applicable land use, parking and building standards. 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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5. DIRECTOR'S ORAL REPORT
    - a. Status report on Countywide Plan Update
    - b. General discussion of the County methodology for calculating transportation facilities fees for development projects.
  6. APPROVAL OF MINUTES
  7. UPDATE ON BOARD OF SUPERVISORS ACTIONS
  8. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

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- 3:30 P.M. RECEPTION IN RECOGNITION OF ROSS HERBERTSON'S SERVICE ON THE PLANNING COMMISSION
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