

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328, San Rafael
REGULAR – August 23, 2004

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- 1:00 P.M. 1. ROUTINE TRANSACTIONS
 a. Incorporate Staff Reports into Minutes
 b. Continuances
 c. Approval of Minutes
 2. COMMUNICATIONS
 3. DIRECTOR'S ORAL REPORT
 a. Update on Board of Supervisors Actions
 b. Report on On-Going/Pending Development Projects
 4. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
 5. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

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- 1:30 P.M. 6. APPEAL FLOATING HOME ARCHITECTURAL DEVIATION: PELLIGRA (SPURGEON) JT

The project involves consideration of the David Spurgeon Appeal of the Ralph Pelligra Floating Home Architectural Deviation approval. The Community Development Agency's Architectural Deviation approval authorized the construction a 152 square-foot roof deck with a 3-foot high open railing and an exterior spiral staircase to the deck below. The railing for the deck and staircase shall reach a maximum height of 18 feet above the waterline and shall have minimum setbacks of at least 10 feet from the adjacent floating homes. The railing shall incorporate either clear plexiglass or shall be at least 75 percent open. The bases provided for the appeal include the height of the railings and the use of the deck. The subject property is located at **52 Liberty Dock, Waldo Point Harbor**, and is further identified as **Assessor's Parcel 901-020-51**.



American sign language interpreters may be requested by calling (415) 499-6172 (TTY) or (415) 499-6278 (voice) at least 72 hours in advance. Copies of documents are available in accessible formats upon written request. The agenda is available on the Internet at <http://www.co.marin.ca.us/SysApps/Calendar/pub/MeetingIndex.cfm?SponsorSid=2>

2:15 P.M. 7. MASTER PLAN WAIVER, COASTAL PERMIT, DESIGN REVIEW AND USE PERMIT: MICHAEL MORITZ JP

The applicant proposes to construct a new 2,996 square foot single-family residence with approximately 1,230 square feet of porch area and a 979 square foot detached garage and storage structure sited on a woodland knoll upslope and approximately 300 feet south of the existing development on the 84.33-acre subject property. Construction of a new approximately 660-foot long driveway off the existing driveway will provide access to the proposed building site, located approximately 800 feet west of the front (eastern) property line and the existing entrance off Horseshoe Hill Road. As proposed the residence will have a maximum height of 25 feet above natural grade. The proposed garage, sited 50 feet east of the proposed residence, will have a maximum height of 22.16 feet above natural grade through section and 25 feet at the downslope elevation. The applicant also is proposing to legalize and convert to farm worker housing an existing "as-built" 1,500 square foot single-family residence located off the existing driveway and east of the historic development on the subject property. In addition, the applicant is proposing to convert the existing, 1,200 square foot primary single-family residence to a guest house by removing the kitchen. The applicant is proposing to demolish two existing guest houses: (a) a 400 square foot structure southwest of the farmworker housing unit; and (b) a 420 square foot structure east of the proposed guest house. The proposed new residence will be served by construction of an on-site mound sewage disposal system located down slope from, and east of, the new residential site and two 10,500-gallon water storage tanks north of the new residential site. The existing development will be served by construction of a new on-site sewage disposal system located at the lower portion of the property. All development and the agricultural production will be served by an existing well. The proposal does not include the withdrawal or use of water from Pine Gulch Creek. The property owners propose to continue the existing cattle grazing operation, owned and managed by the ranch manager who also will occupy the farmworker housing unit. The owners propose to convey to the County an Agricultural Conservation and Production Easement and Declaration of Restrictions over an identified "Agriculture Production Zone" to provide permanent preservation of potential agricultural lands and to restrict and maintain the farmworker housing unit for use by farm workers who are actively engaged in the production of agriculture at a below market rental rate as determined by the County. The property is located at **5675 Horseshoe Hill Road, Bolinas**, and is further identified as **Assessor's Parcel 188-090-13**.

3:45 P.M. BREAK

4:00 P.M. 8. REZONING, MASTER PLAN, DESIGN REVIEW, USE PERMIT: SAN RAFAEL ROCK QUARRY TKL

This is an application from the San Rafael Rock Quarry proposing to legalize six office buildings totaling 14,651 square feet that are used in support of the San Rafael Rock Quarry operations. The application includes the proposed Rezoning of a 4.71-acre portion of the approximately 276-acre property from a RMPC (Residential Multiple Planned Commercial) zoning district to an IP (Planned Industrial) zoning district or an alternative planned zoning district. The one-story office buildings are located at the base of South Hill along the easterly perimeter of the property and adjacent to San Pablo Bay. Parking for the office uses is provided by 59 on-site parking spaces. The property is located at **1000 Point San Pedro Road, San Rafael**, and is further identified as **Assessor's Parcel 184-010-09, -15, -16, -52**.

In conjunction with this item, County Counsel will provide an overview of the Planning Commission's role and authority with respect to various aspects of the San Rafael Rock Quarry operation, including, but not limited to, the Surface Mining and Quarry Permit and the Reclamation Plan.