

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328, San Rafael
REGULAR – September 13, 2004

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- 12:00 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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- 12:00 P.M. 6A. DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: ANTONIOLI
6B. LOT LINE ADJUSTMENT AND PRECISE DEVELOPMENT PLAN: ANTONIOLI JT

Proposal to reconfigure four of the five existing contiguous lots, which comprise the Lands of Antonioli, in order to create two building sites adjacent to Crest Road in Novato. The property is currently developed with a single-family residence and accessory structures that would remain on a fifth lot. The plans show building envelopes for each lot, but detailed information is only provided for Lots 4 and 7 because these are contemplated for development in the near future. The reconfiguration would result in lots that range in size from 1.01 acres to 10.32 acres. The residence proposed for Lot 4 would take access from the driveway leading from Crest Road to the existing residence, and the residence proposed for Lot 7 would take access directly from Crest Road. The building envelopes for the proposed residences are approximately five thousand square feet each, and both residences would be developed with on-site septic systems outside the building envelopes. The proposed project would include offering a 5-foot wide strip of land adjacent to Crest Road for dedication to the County, and encumbering 6 acres of land with open space easements that would protect these areas from future development in perpetuity. The existing and proposed lot areas are summarized in the table below, along with the coverage percentage of the proposed building envelopes in comparison to the areas of their lots. (The lot numbers in this description conform to the lot numbers that appear in the Title Report for the subject property.) The Antonioli Lot Line Adjustment and Precise Development Plan site is located at **235 Crest Road in Novato**, and is further identified as **Assessor's Parcels 143-370-02, -03, -06, -07, -38, and 143-183-01**.

Prior to taking action for approval of the Antonioli Project the Marin County Planning Commission will consider the adoption of a Negative Declaration of Environmental Impact for the project.

(This item was continued from the hearing of August 9, 2004, and is being recommended for further continuance to a date to be determined.)



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>

1:00 P.M. 7. DRAFT SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES (WORKSHOP) BC/CG

Workshop to consider the Draft Single Family Residential Design Guidelines prepared by the Community Development Agency (Design Guidelines) for single-family residential development located within the unincorporated communities of Marin. The Design Guidelines are especially relevant to development proposals that are subject to the County's Design Review process by supplementing and reinforcing the findings and criteria used by the County to issue decisions on Design Review applications. In general, the Design Guidelines consist of general guidelines that apply to all single-family residential development as well as additional guidelines that apply to hillside areas. The Design Guidelines also incorporate current regulations from the Countywide Plan and Development Code (Zoning Ordinance) that apply to special environmental areas. The Design Guidelines are intended to provide project applicants with direction in designing single-family residential projects that reflect the County's design objectives. They should also provide local design review boards and County decisionmakers with an improved set of tools for evaluating Design Review applications and other discretionary permit requests proposing single-family development in the unincorporated county.

(This item was rescheduled from the hearing of July 12, 2004.)

2:30 P.M. BREAK

2:45 P.M. 8. DESIGN REVIEW & USE PERMIT: GOBAR AMC

Proposal to construct a 308 square-foot detached equipment shed, in-ground swimming pool/spa, and approximately 4,380 square feet of additions to an existing single-family residence, resulting in an adjusted floor area of 6,513 square feet on a 65,000 square foot property. The subject property is located at **26 Unionstone Drive, San Rafael**, and is further identified as **Assessor's Parcel 164-354-05**

3:45 P.M. 9. DESIGN REVIEW APPEAL: MILLSTEIN (JAMES NOBLE) CH

Proposal to construct a new, two-story, 4,169 square foot single-family residence with an attached 404 square foot garage on an approximately 43,560 square foot parcel in Kentfield. As proposed, the dwelling would have a maximum height of 30 feet above finished grade and would maintain the following approximate setbacks from the following corresponding property lines: 41 feet from the southerly front property line, 41 feet from the easterly side property line, 56 feet from the northerly rear property line, and 33.5 feet from the westerly side access easement. Also proposed is the construction of a new pool, patio and lawn area to the east of the proposed residence. The appellant sets forth the following bases of appeal: (1) the residence is not consistent or compatible with the community character and will result in visual impacts due to its size and height; (2) the project will result in excessive site disturbance and grading; (3) the hours of construction should prohibit work on weekends; and (4) additional information on drainage improvements, landscaping, and the extent of the modifications required in the Community Development Agency's decision should be provided. The subject property is located at **20 Geary Avenue, Kentfield**, and is further identified as **Assessor's Parcel 071-121-42**