

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328, San Rafael
REGULAR – September 27, 2004

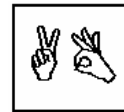
12:00 P.M. 1. WORKSHOP: Planning Commission luncheon workshop on meeting procedures and protocol.
Note: Workshop will be held in the Community Development Agency conference room (Room 308, Civic Center)

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

1:00 P.M. 7. DESIGN REVIEW: MURRAY CH

The project is consider a proposal to construct a two-story, 1,899 square foot single-family residence and a 480 square foot detached garage on an approximately 19,400 square foot, vacant parcel in Woodacre. As proposed, the dwelling would have a maximum height of 33 feet and the detached garage would have a maximum height of 15 feet. The dwelling would maintain the following minimum setbacks from corresponding property lines: 39 feet from the northeasterly front property line (along Redwood Drive); 31 feet from the northwesterly side property line; 42 feet from the southeasterly side property line; and 62 feet from the southwesterly property line. The detached garage would maintain setbacks of 3 feet from the northeasterly front property line, 46 feet from the northwesterly property line, 58 feet from the southeast property line, 11 feet from the east elevation of the proposed dwelling, and 62 feet from the top of bank of a tributary creek across Redwood Drive. Proposed building materials include dark gray/green composition shingle roofing and natural weathering wood shingle siding. Also proposed is construction of a new on-site sewage disposal system to serve the new residence. The subject property is located at **192 Redwood Drive, Woodacre**, and is further identified as **Assessor's Parcel 172-151-39**.

(This item was continued from the hearings of June 21, 2004 and 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>

1:30 P.M. 8. RATIFICATION OF RESOLUTION: MILLSTEIN (JAMES NOBLE) DESIGN REVIEW APPEAL
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**.

1:45 P.M. 9. DESIGN REVIEW APPEAL: LAMAR (KENT WOODLANDS PROPERTY OWNER
ASSOCIATION) MB

Proposal to demolish the existing residence and construct a 4,187 square foot residence with a 562 square foot attached garage that attains a height of 25 feet above grade and maintains the following setbacks from the nearest corresponding property lines: 11.5 feet from the western front property line, 31 feet from the southern side property line, over 100 feet from the eastern rear property line, and 15 feet from to the northern side property line. Included in the proposal is the construction of a new outdoor barbecue that is located 0 feet from the western front property line, a new spa located 19 feet to the southeast of the residence, and new retaining walls in the northern side yard. The subject property is located at **25 Westwood Drive, Kentfield**, and is further identified as **Assessor's Parcel 075-062-05**.

2:45 P.M. BREAK

3:00 P.M. 10. REZONING, MASTER PLAN, DESIGN REVIEW, USE PERMIT AND
DETERMINATION OF THE EXTENT OF LEGAL NONCONFORMITY:
SAN RAFAEL ROCK QUARRY TKL

On August 23, 2004, the Planning Commission conducted a public hearing to consider a proposed Master Plan, Design Review, and Use Permit application from the San Rafael Rock Quarry to legalize six office buildings totaling 14,651 square feet and a proposed Rezoning of the approximately 276-acre property from a RMPC (Residential Multiple Planned Commercial) zoning district to an IP (Planned Industrial) zoning district. Prior to the August 23, 2004 hearing, the applicant revised the project by proposing to remove four of the six office buildings and retain two office buildings (totaling 5,705 square feet). The applicant asserts that the modified office use should be considered as part of the legal nonconforming quarry use of the property. The purpose of the continued public hearing is for consideration to be given of additional information from the applicant that would support this contention. The Planning Commission will consider making a determination on the extent of the legal nonconforming office use on the property. 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**.

(This item was continued from the hearing of August 23, 2004.)