

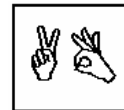
MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328, San Rafael
REGULAR – October 11, 2004

-
- 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
 4. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
 5. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

-
- 1:30 P.M. 6. DESIGN REVIEW APPEAL: MORAN (BRAUN) MB

Appeal of the Community Development Agency's conditional approval of the Moran Design Review proposing additions to a single-family residence in Kent Woodlands. The applicants have revised their proposal to address concerns that were identified at the July 26, 2004 Planning Commission hearing. The revised proposal includes the following: 1) replace the existing, 545 square foot attached garage/workshop/greenhouse with a bedroom suite that will not expand the existing footprint, 2) construct an approximately 174 square foot addition to the eastern side of the residence, and 3) construct a 792 square foot detached garage. The detached garage has been shifted 4 feet to the north, further from the top bank of the un-named ephemeral stream along the southwesterly rear property line. As modified, the residence be increased in size from 2,218 square feet to 3,032 square feet, will attain a height of 18.5 feet above grade, and will maintain the following setbacks from the nearest corresponding property lines: 36 feet from the eastern side property line, 33 feet from the northern front property line, and 33 feet from the top bank of the stream. The 792 square foot, detached garage will attain a height of 19 feet above grade and will maintain the following setbacks to the nearest corresponding property lines: 37.5 feet from the northern front property line, 30 feet from the western side property line, and 25 feet from the top bank of the stream. The subject property is located at **21 N. Ridgewood Road, Kentfield**, and is further identified as **Assessor's Parcel 074-241-01**.

(This item was continued from the hearing of July 26, 2004.)



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>

-
- 2:30 P.M. 7A. DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: PARISH-MARTIN GROUP/ARMSTRONG GARDEN CENTER
7B. USE PERMIT AND DESIGN REVIEW APPEAL: PARISH-MARTIN GROUP/ARMSTRONG GARDEN CENTER (CATHERINE SMITH) NEO

Appeal of the Deputy Zoning Administrator's conditional approval of the Parish-Martin Group/Armstrong Garden Center application proposing to construct a commercial retail garden supply store. The facility includes a 6,400 square foot one-story building, 6,073 square feet of trellis shade structures adjacent to the building, gazebos, exterior lights for safety in the parking lot, and outdoor display gardens. The display gardens would have a concrete patio with wood plant display tables, and concrete walkways through gravel planting beds all surrounded by an 8-foot tall decorative wrought iron fence with 10-foot tall accent planters every 24 feet, painted dark green. The main sales building would have a maximum height of approximately 26 feet 9 inches above finished grade and 29 feet above existing grade. The building would be 50 feet from the top of creek bank and 28 feet 4 inches from the southeast property line along the creek. The building would be 156 feet from Shoreline Highway and 44 feet 9 inches from the southwest property line that borders residential properties on Cardinal Road. A landscaped buffer is proposed between the project area and the edge of Coyote Creek. The drainage ditch along the southwest property line would be enhanced to provide positive flow to the creek with 1.5:1 slope and 2:1 slope cut banks landscaped with native riparian plants (Alkali Heath and Common Pickleweed) and 24-inch box Pacific Wax Myrtle trees every 10 feet. The project also includes planting of three 36-inch box Coast Live Oak trees and numerous native drought-tolerant trees, shrubs, and groundcovers around the site. A portion of the existing Sculpture Garden and 1,820 square foot greenhouse would be removed to accommodate expansion of the parking lot with an 11-foot setback from the southwest property line. The trellis shade structures adjacent to the building would have maximum heights of approximately 14 feet. The basis of the appeal is: "The height of the building is inconsistent with the other buildings on the property which border the residences on Cardinal Road." The subject property is located at **217 Shoreline Highway, Mill Valley (Tamalpais Junction)**, and is further identified as **Assessor's Parcels 052-051-27, 052-061-17 and -19**.

Before approving the Parish-Martin Group/Armstrong Garden Center project, the Marin County Deputy Zoning Administrator considered all the public comments and then adopted the Negative Declaration of Environmental Impact for the project. The Planning Commission will consider all public comments and the adopted Negative Declaration before taking action on the Smith Appeal.