

REVISED MARIN COUNTY PLANNING COMMISSION AGENDA

Marin County Civic Center, Room 328, San Rafael

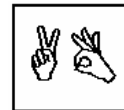
REGULAR – November 15, 2004

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- 2:30 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
 - c. 2005 Planning Commission Meeting Schedule
 4. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
 5. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

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- 3:00 P.M. 6. 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**.

(This item was continued from the hearing of September 13, 2004, and is being recommended for further continuance to the hearing of December 13, 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>

3:00 P.M. 7. MASTER PLAN WAIVER, COASTAL PERMIT, DESIGN REVIEW AND USE PERMIT: MICHAEL MORITZ JP

Continued public hearing to consider a proposal 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**.

(This item was continued from the hearing of August 23, 2004, and is being recommended for further continuance to the hearing of December 13, 2004.)

3:15 P.M. BREAK

3:30 P.M. 8. APPEAL OF THE DESIGN REVIEW AND USE PERMIT: CHURCH OF THE NATIVITY (INWALD) BB

Public hearing to consider the Imwald Appeal of Church of the Nativity (Cingular Wireless) Design Review and Use Permit proposing to approve the installation of a wireless telecommunications facility, including antenna panels atop of the Church of the Nativity. The proposal consists of 4 antenna panels (each of which are 4 feet high, 1 foot wide) that will be installed and screened by a new, roof-mounted cupola, along with ground-level equipment south of the church, to be screened by landscaping. The 35-foot long, 7 foot high cupola will result in a total building height of 42 feet above grade. The appeal is based on neighborhood opposition to the project, its proximity to residences, a need for more consideration of alternatives, inadequacy of the applicant's radio frequency report, and possible future co-location of additional wireless facilities. The project was approved by the Deputy Zoning Administrator on August 26, 2004. The subject property is located at **333 Ellen Drive, San Rafael**, and is further identified as **Assessor's Parcel 164-441-14**.