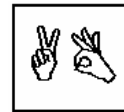


**MARIN COUNTY PLANNING COMMISSION AGENDA**  
Marin County Civic Center, Room 328, San Rafael  
REGULAR – January 24, 2005

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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. RATIFICATION OF RESOLUTION: CANON VARIANCE (HARTH) APPEAL CH

Ratification of resolution approving the appeal filed by Kenneth Harth of the Community Development Agency's administrative denial of the Canon Variance. The project is a proposal to construct a new covered entry porch and approximately 118.5 square feet of additions onto the existing 2,433 square foot single-family dwelling. Variance approval is required because (1) the porch would encroach 10 feet, 8 inches into the front yard setback where a 6-foot encroachment would otherwise be permitted, and (2) the 31.5 square foot bedroom addition would be located 22 feet, 4 inches from the westerly front property line where a setback of 25 feet from the front property line would otherwise be required. The appellant sets forth the following bases of appeal: 1) the finding for special circumstances can be made due to the existence of a large tree and steep slope in the rear yard, and due to the overall width of North Almenar Drive; 2) the project would not constitute a special privilege because other single family dwellings have similar encroachments; and 3) the project does not result in detriment because the community character is defined by various degrees of structural encroachments into yard areas along North Almenar Drive. The subject property is located at **224 N. Almenar Drive, Greenbrae**, and is further identified as **Assessor's Parcel 070-095-05**.



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>

Consideration of a request from the San Rafael Rock Quarry for a time extension in order to comply with the Planning Commission's requirements for approval of one office building at the quarry's facility. On September 27, 2004, the Planning Commission granted approval for the continued use of one 3,738 square foot office building by up to 15 administrative employees in conjunction with the quarry's operations and required the applicant to vacate staff from five other as-built office buildings totaling 10,913 square feet within 90 days (by December 27, 2004) and to remove those five office buildings within six months (by March 27, 2005). The applicant seeks to have the deadline for the vacation of the employees to coincide with the deadline for the removal of the buildings (by March 27, 2005), instead of the 90 days that were required by the Planning Commission. The applicant has indicated that a site within the City of San Rafael (northeast corner of Kerner Boulevard and Morphew Street – Assessor's Parcel 009-291-10) has been found for the five office buildings and that relocation of the staff and offices would occur once approvals are obtained from the City of San Rafael for the use of that site. The San Rafael Rock Quarry property is located at **1000 Point San Pedro Road, San Rafael** and is further identified as **Assessor's Parcels 184-010-09, -15, -16, -52**.

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2:30 P.M. BREAK

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2:45 P.M. 8. 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 hearings of August 23, 2004 November 15, 2004, and December 13, 2004.)*

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