MARIN COUNTY PLANNING COMMISSION AGENDA

Marin County Civic Center, Room 328, San Rafael REGULAR – March 28, 2005

1:00 P.M. 1. INITIAL TRANSACTIONS

- a. Incorporate Staff Reports into Minutes
- b. Continuances
- c. Approval of Minutes
- 2. COMMUNICATIONS
- 3. DIRECTOR'S 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

1:30 P.M. 6. REVISED DRAFT SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES BC/CG

Public hearing to consider the March 2005 Revised Public Review Draft Single Family Residential Design Guidelines manual (Design Guidelines). The Design Guidelines are intended to establish clear and comprehensive design recommendations 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.

3:30 P.M. BREAK

3:45 P.M. 7. AGRICULTURAL CONSERVATION AND PRODUCTION EASEMENT AND DECLARATION OF RESTRICTIONS – MORITZ JP

Public hearing to review and consider the recommendation to the Board of Supervisors of the Moritz Agricultural Conservation and Production Easement and Declaration of Restrictions associated with the Moritz Master Plan Waiver, Coastal Permit, Design Review, and Use Permit applications conditionally approved by the Planning Commission at the February 28, 2005, continued public hearing. The conditional approvals included the: (1) construction of 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, and various site improvements; (2) legalization and conversion of an existing 1,500 square foot single-family residence to a farm worker housing unit; (3) conversion of the existing 1,410 square foot primary single-family residence to a guest house by removal of the kitchen; (4) demolition of two small accessory structures; and (5) continuation of the cattle grazing operation on the 84.33-acre subject property. The owners propose to convey to the County an Agricultural Conservation and Production Easement and Declaration of Restrictions to provide permanent preservation of the potential agricultural lands and the oak woodlands and to restrict and maintain the farmworker housing unit for use by farm workers who are actively engaged in the production of agriculture. The property is located at 5675 Horseshoe Hill Road, Bolinas, and is further identified as Assessor's Parcel 188-090-13.











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The agenda is available on the Internet at http://www.co.marin.ca.us/SysApps/Calendar/pub/MeetingIndex.cfm?SponsorSid=2