## MARIN COUNTY PLANNING COMMISSION AGENDA

Marin County Civic Center, 3501 Civic Center Drive, Room 328, San Rafael, California

## **REGULAR MEETING**

May 9, 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

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. 6A. NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: MARIN HORIZON SCHOOL

6B. USE PERMIT & DESIGN REVIEW: MARIN HORIZON SCHOOL

JT

Public hearing to consider an application to demolish an existing 5,900 square foot one-story classroom building and construct a new 11,478 square foot classroom building for the Marin Horizon School on the 2.27-acre Homestead School site. The combined floor area of all the school buildings would be 24,451 square feet resulting in a 25% floor area ratio (FAR). The mechanical equipment enclosure on top of the new classroom building would have a maximum height of 39.5 feet above grade. The building would have the following minimum property line setbacks: 19.5 feet front (north), 15 feet side (west), 170 feet side (east), and 170 feet rear (south). The project includes: 1) increase the student enrollment by 50 students to a maximum of 300 students; 2) extend the student loading zone in the Melrose Avenue right-of way; 3) remove 300 square feet of the classroom building to provide a 20-foot wide driveway; 4) install a bioswale and drainage filters; 5) expand the parking area and resurface 15 parking spaces with permeable paving; 6) remove 5 trees; 7) plant 26 trees and additional landscaping; 8) construct switchboard and storage enclosures along Montford Avenue; and 9) construct a stepped terrace along the western property line. The subject property is located at the corner of Melrose and Montford Avenue at 305 Montford Avenue, Mill Valley (Assessor's Parcel 047-161-07).

Prior to taking action on the merits of the project, the Planning Commission will consider the adoption of a Negative Declaration of Environmental Impact for this project.











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