MARIN COUNTY PLANNING COMMISSION AGENDA

Marin County Civic Center, 3501 Civic Center Drive, Room 328, San Rafael, California REGULAR MEETING
May 23, 2005

10:45 A.M. 1. INITIAL TRANSACTIONS

- a. Incorporate Staff Reports into Minutes
- b. Continuances
- c. Approval of Minutes
- 2. COMMUNICATIONS
- 3. DIRECTOR'S REPORT
- 4. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
- 5. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

11.00 A M. C. DEVIGED DRAFT CINCLE FAMILY DEGIDENTIAL DEGICAL CHIDELINES. DO

11:00 A.M. 6. REVISED DRAFT SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES

BC/CG

Continued public hearing to consider the April 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.

(This item was continued from the hearings of March 28, 2005, and April 25, 2005.)

12:30 P.M. LUNCH

The Planning Commission will convene for lunch in the Community Development Agency Planning Division conference room (Room 308, Civic Center), at which time the Commission may discuss matters pertaining to procedures and protocol for conducting meetings.

1:30 P.M. 7. USE PERMIT & DESIGN REVIEW: MARIN HORIZON SCHOOL

JT

Continued 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. Prior to taking action on the Use Permit and Design Review applications, the Commission will consider adopting a mitigated Negative Declaration for the project pursuant to the California Environmental Quality Act (CEQA) and Section 15074 of the State CEQA Guidelines. 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).

(This item was continued from the hearing of May 9, 2005.)











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