

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, 3501 Civic Center Drive, Room 328, San Rafael, California
REGULAR MEETING
September 26, 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
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. COASTAL PERMIT AND DESIGN REVIEW APPEAL: TELFORD AMC

Continued public hearing to consider the Geoffrey Telford Appeal of the Deputy Zoning Administrator's denial of an application for construction of an approximately 25-foot high, 2,140 square foot single-family residence and a 440 square foot detached garage on a vacant lot in Inverness. The project also includes construction of an approximately 545 square foot deck on the north (downhill) elevation of the proposed residence, resulting in a deck that is approximately 13.5 feet in height above grade where a 10-foot maximum is allowed. The new residence would maintain the following minimum setbacks from the closest corresponding property lines: 63 feet from the north (front) property line, 100 feet from the south (rear) property line, 5 feet from the east (left side) property line, and 5 feet from the west (right side) property line. The 14-foot high, detached garage would be located within the northwest corner of the subject property adjacent to Vallejo Avenue and would maintain the following minimum setbacks from the closest corresponding property lines: one foot from the north (front) property line, and one foot from the west (right side) property line. The appellant has noted that the basis for denial of the application as set forth by the Deputy Zoning Administrator is arbitrary and capricious. The subject property is located at **9 Vallejo Avenue, Inverness**, and is further identified as **Assessor's Parcel 114-273-09**.

This item was continued from the hearing on August 8, 2005.



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>

Continued public hearing to consider the Antonioli Lot Line Adjustment and Precise Development Plan application is for a 22.11-acre property in Novato. The Lot Line Adjustment and Precise Development Plan is a proposal to reconfigure four of the five existing contiguous lots, which comprise the Lands of Antonioli, in order to create two building sites adjacent to Crest Road in Novato. The property is currently developed with a single-family residence and accessory structures that would remain on a fifth lot. The plans show building envelopes for each lot, but detailed information is only provided for Lots 4 and 7 because these are contemplated for development in the near future. The residence proposed for Lot 4 would take access from the driveway leading from Crest Road to the existing residence, and the residence proposed for Lot 7 would take access directly from Crest Road. The proposed project would include offering a 5-foot wide strip of land adjacent to Crest Road for dedication to the County, and encumbering 6 acres of land with open space easements that would protect these areas from future development in perpetuity. The general purpose for the continued public hearing is to consider at a conceptual level of review an alternative proposal that shows a revised configuration for the building envelopes. The revised lot design has been submitted by the applicant in response to issues raised by the Planning Commission at the previous public hearings for the project. The Antonioli Lot Line Adjustment and Precise Development Plan site is located at **235 Crest Road in Novato**, and is further identified as **Assessor's Parcels 143-370-02, -03, -06, -07, -38, and 143-183-01**.

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

(This item was continued from the hearings of August 9, 2004, September 13, 2004, and November 29, 2004.)

PLANNING COMMISSION MEETING PROTOCOLS

I. PLANNING COMMISSION VOTING REQUIREMENTS

- A. For the following actions, four (4) affirmative votes from the Planning Commission membership must be cast:
1. Adopt recommendation to adopt or amend a general community specific plan.
 2. Adopt a recommendation on zoning text or zoning district amendments.
 3. Reverse or modify a previous decision of the Director or Hearing Officer for Zoning Code or Subdivision Code matters.
- B. Any other action by the Planning Commission requires a majority or quorum (for a minimum of three affirmative votes).

II. GUIDELINES FOR TIME LIMITS ON PRESENTATIONS AND PUBLIC TESTIMONY

The Planning Commission's general meeting procedure and time limit guidelines are as follows:

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| A. Planning Division staff report | 5-10 minutes |
| B. Planning Commission questions to staff | |
| C. Applicant's presentation | 10 minutes maximum |
| D. Appellant's presentation
(applies only if public hearing is required to act on a valid appeal) | 10 minutes maximum |
| E. Public Testimony (depending on the number of speakers) | 3-5 minutes each |
- Written testimony is greatly appreciated, and must be received no later than 9:00 a.m. on the Monday prior to the date of the hearing. Please send ten copies of written testimony to:

Marin County Planning Commission
c/o Marin County CDA, Kim Shine
3501 Civic Center Drive, Room 308
San Rafael, CA 94903
e-mail: kshine@co.marin.ca.us; Fax: (415) 499-7880

When written testimony is submitted, the text of the testimony will automatically become part of the record. It is not necessary to read the entire text into the minutes.

- F. Close public hearing
When the public hearing is closed, no further discussion between applicant, the public, and the Commission is appropriate unless the majority of the Commission agrees to hear new information only.

III. OPEN TIME FOR PUBLIC EXPRESSION

Testimony regarding matters not on the agenda will not be considered part of the administrative record.

IV. NOTICE REGARDING BUS SERVICE

The Marin County Civic Center is served by Golden Gate Transit Bus Routes 33, 57, 59, and 75 with connections to other routes at Third and Hetherton Streets in San Rafael. For more information, call toll free 5-1-1 or (415) 455-2000 (Marin County).

NOTE: ALL PLANNING COMMISSION MEETINGS ARE TAPE RECORDED.

**Visit our website at <http://www.co.marin.ca.us/depts/BS/main/brdscomm/mcbds/plngcom.cfm>. **