

MARIN COUNTY PLANNING COMMISSION AGENDA

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

REGULAR MEETING

November 28, 2005

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- 10:00 A.M. 1. INITIAL TRANSACTIONS
- a. Incorporate Staff Reports into Minutes
 - b. Continuances
 - c. Approval of Minutes – November 14, 2005
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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- 10:30 A.M. 6. DESIGN REVIEW: DOUGLAS CG

Continued public hearing to consider the Douglas Design Review application proposing to construct an addition to an existing 8,965 square foot residence on the 2.01 acre subject property. The proposed project would add 5,155 square feet of additional living area to the residence, including a 3,087 square foot addition to the existing lower floor and a 2,068 square foot addition to the main floor of the building. Approximately 1,500 square feet of the existing structure would also be remodeled. The proposed two story addition would attain a maximum height of 23 feet above existing grade and 26.3 feet above finished grade, with a maximum roof ridge height over 6 feet lower than the existing residence. The proposed addition would be sited 30 feet or more from all surrounding property lines. All exterior materials and colors are proposed to match the existing structure. According to the application, the project has been designed to achieve Platinum-level compliance with the Marin County Green Building Residential Design Guidelines, including the use of solar energy and water heating systems. The property is governed by conventional R-R:B-3 zoning. However, Design Review is required due to the size of the residence. The subject property is located at **126 Hill Drive, Kentfield**, and is further identified as **Assessor's Parcel 071-021-19**.

This item was continued from the meeting on October 24, 2006.

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- 11:15 A.M. 7. USE PERMIT AND DESIGN REVIEW APPEAL: ZERULL CH

Public hearing to consider the Zerull Appeal of the Deputy Zoning Administrator's denial of the Zerull Use Permit and Design Review applications to construct a two-story, 3,321 square foot detached accessory structure on an approximately 1.4-acre lot within the Bayside Acres Subdivision, San Rafael. The proposed detached accessory structure would have a maximum height of 28 feet. In summary, the appellant sets forth the following bases of appeal: (1) the Single-Family Residential Design Guidelines should not apply to the project since it was accepted as complete before the adoption of said guidelines; (2) neither staff nor the Deputy Zoning Administrator provided the Zerull's with an opportunity to modify the proposed project; (3) the findings denying the application are subjective in nature and not based on factual information; and (4) the project is not visually prominent from off-site locations and is not incompatible with the surrounding neighborhood because the denial does not take into account the size and configuration of the subject property with respect to other properties in the area. The subject property is located at **233 Bayview Drive, San Rafael**, and is further identified as **Assessor's Parcels 186-071-06 and -07**.



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>

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. 8. DESIGN REVIEW APPEAL: EASTWOOD PARK (HANSON) EE

Public hearing to consider the Hanson Appeal of the Deputy Zoning Administrator's approval of the Eastwood Park Design Review application to consider site improvements to Eastwood Park. Many of the improvements have been designed so that the park will comply with the Americans with Disabilities Act. The improvements include a new five foot wide pedestrian trail, play equipment, minor site grading, play area fencing, irrigation and drainage, turf and trees, and a permanent 12'8" x 10'8" x 10'6" tall unisex bathroom, as well as other site improvements as shown on the approved plan sets. The permanent bathroom would be constructed in the same location as an existing portable restroom facility. The permanent bathroom would contain a locking mechanism that would prevent access to the bathroom after sunset. Eastwood Park is located at the intersection of **Eastwood Way and Glenwood Ave in Mill Valley** and is further identified as **Assessor's Parcels 049-074-25**. The site was purchased for use as a community park by the Tamalpais Community Services District in 1971 and has been in continual use as a park since that time.

3:00 P.M. 9A. NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: MEASE/SALAH JP
9B. MASTER PLAN WAIVER REQUEST, LAND DIVISION,PRECISE DEVELOPMENT
PLAN AND DESIGN REVIEW: MEASE/SALAH

Public hearing to consider the Mease/Salah Master Plan Waiver Request, Land Division, Precise Development Plan and Design Review applications proposing a two-lot land division, site improvements, designs for a single-family residence for each of the proposed lots and an agricultural/storage equipment structure on a 39.5-acre parcel in Nicasio. The project proposes to divide the 39.5-acre parcel into two agricultural/residential lots as follows: Parcel "A", a 23.7-acre parcel with a 47,000 square foot building envelope and a 2,800 square foot residence with a 625 square foot attached garage; and (2) Parcel "B", a 15.8- acre parcel with a 40,000 square foot building envelope and a 2,200 square foot single-family residence with a 530 square foot attached garage. To serve the proposed two residential parcels, the project sponsors propose to improve to County standards for residential use the 2,900-foot long existing driveway from Nicasio Valley Road. The subject property (**Assessor's Parcel 121-200-01**) is located at **701 Nicasio Valley Road, Nicasio**.

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.