

MARIN COUNTY PLANNING COMMISSION
Marin County Civic Center, 3501 Civic Center Drive, Room 328, San Rafael, California
Regular Meeting - March 12, 2007

AGENDA

Agenda items will be heard at the time specified or later, depending on the progress of the meeting.

- 10:00 A.M. 1. INITIAL TRANSACTIONS
- a. Incorporate Staff Reports into Minutes
 - b. Continuances
 - c. Minutes –March 5, 2007
2. COMMUNICATIONS
3. DIRECTOR'S REPORT
- a. Preliminary Agenda Discussion Items, Field Trips
 - b. Planning Commission Annual Report Discussion
4. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
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- 10:15 A.M. 5. APPEAL FILED BY THE MARIN AUDUBON SOCIETY (IN CONJUNCTION WITH THE MARIN SIERRA CLUB, MARIN CONSERVATION LEAGUE, AND MARIN BAYLANDS ADVOCATES) OF THE DEPUTY ZONING ADMINISTRATOR'S APPROVAL OF THE MILL VALLEY SCHOOL DISTRICT (STRAWBERRY POINT SCHOOL) TIDELANDS PERMIT/DESIGN REVIEW (CG)

Continued public hearing to consider the appeal filed by the Marin Audubon Society (in conjunction with the Marin Sierra Club, Marin Conservation League, and Marin Baylands Advocates) of the Deputy Zoning Administrator's approval of the Mill Valley School District (Strawberry Point School) Tidelands Permit/Design Review. The project is a proposal to establish a turf play field at the Strawberry Point School, immediately east of the existing school buildings. This area of the site, which has historically been used as an unpaved play area, was not adequately maintained while the school was closed and, as a result, partially converted to a seasonal freshwater wetland. As mitigation for the 0.71 acres (30,928 square feet) of freshwater wetlands fill and to create educational opportunities for students related to environmental science, the applicant is proposing to restore and expand the existing salt marsh area located on the easternmost portion of the District property. The proposal would create 0.71 acres (30,929 square feet) of new saltwater wetland area through the conversion of existing uplands area and would enhance remaining upland habitat by removing non-native weeds and replanting the area with appropriate native species. In addition, the applicant is proposing additional enhancements to onsite wetland resources through the creation of a new approximately 13,050 square foot seasonal wetland area immediately south of the proposed turf play field. The submitted appeal asserts that the proposed project is inconsistent with Marin Countywide Plan policies regarding wetland protection. The subject property is located on **117 East Strawberry Drive, Mill Valley**, and is further identified as **Assessor's Parcels 043-142-04, -12, & -16**.

The applicant has requested that this project be withdrawn.

- 10:15 A.M. 6A. DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
6B. DESIGN REVIEW AND LOT LINE ADJUSTMENT: ROBERTSON (CH)

Public hearing to consider the proposed application to construct three single-family homes and appurtenant improvements on a 12.3-acre property in Lagunitas. The property consists of three legal lots of record and the project includes the adjustment of the lot lines to accommodate more suitable building sites in response to environmental constraints at the site. No new lots are being created. The project includes improvements to the existing road cut that bisects the property, construction of new driveways to serve the proposed residences, installation of utilities and stormwater dissipaters, construction of two domestic wells and three individual sewage disposal systems to serve the proposed residences, and realignment of two existing

intermittent drainages located in the central portion of the property within the road cut. The Robertson property is located at the terminus of the paved portion of Arroyo Road, approximately 0.6 miles north of Sir Francis Drake Boulevard, in the community of Lagunitas, Marin County, California. The subject property is located at 338, 350, and 360 Arroyo Road, Lagunitas, and is also identified as Assessor's Parcels 168-031-11, -12, and -13.

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.

12:00 P.M. B R E A K

1:00 P.M. 7. Reconvene public hearing on Draft Marin Countywide Plan (Natural Systems)
Public hearing on the Draft Marin Countywide Plan Agriculture Regulations, Agriculture Home Sizes, and Trails

5:00 P.M. Continue public hearing to a specific date and time.



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
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Please note that Planning Commission meetings are webcast and recorded.

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 |

Members of the audience may not allocate their testimony time to other speakers.

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

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NOTE: ALL PLANNING COMMISSION MEETINGS ARE AUDIO AND VIDEO RECORDED.

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