

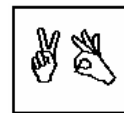
REVISED
MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR – July 12, 2004

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- 1:00 P.M. 1. ROUTINE TRANSACTIONS
 a. Incorporate Staff Reports into Minutes
 b. Continuances
 c. Approval of Minutes
 2. COMMUNICATIONS
 3. DIRECTOR'S ORAL REPORT
 a. Discussion regarding Department of Public Works methodology for calculating Transportation Facilities Fees
 4. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
 5. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

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- 1:00 P.M. 6. COASTAL PERMIT: ELLEN SALWEN NEO

The project is a proposal to construct a 1,777 square foot, two-story, single-family residence with an attached 291 square foot garage on a 7,823 square foot lot. Including the 26 square foot window seat, and the 106 square foot vaulted ceiling space in the living room, the “visually apparent” floor area would be 1,897 square feet. The subject property is located at the corner of Hawthorne Road and Ocean Parkway, the first public road on the bluff adjacent to the Pacific Ocean. The residence would result in the redevelopment of the residential property that previously was improved with a single-family residence and a second unit that were destroyed by fire in December 2002. An existing septic system that exists on the property would be utilized for the proposed residence. The project would result in a Floor Area Ratio of 23% and a “visually apparent” FAR of 25%. The single-family residence would have a maximum height of 24.75 feet above grade. The proposal includes the following additional structures/improvements: (1) a lap pool; (2) a 6-foot wood fence; and (3) a tool storage area within a 6-foot tall, 120 square foot, wood fence enclosure. The 10-foot by 40-foot lap pool would be located in the southern corner of the property with the 40-foot length of the pool along the Hawthorne Road frontage. The pool would have property line setbacks of 0.5 feet from Ocean Parkway and Hawthorne Road. The 6-foot tall wood fence would be located around the pool, along Hawthorne Road, along the rear property line, and partially along the northeast side property line, and then would connect to the side of the residence to enclose the side and rear yard areas. The subject property is located at **216 Ocean Parkway, Bolinas**, and is further identified as **Assessor's Parcel 191-191-08**.

(This item has been rescheduled to July 26, 2004.)



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>

1:00 P.M. 7. DRAFT SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES (WORKSHOP) BC/CG

Workshop to consider a Draft Single Family Residential Design Guidelines manual (Design Guidelines) 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. The Design Guidelines also incorporate current regulations from the Countywide Plan and Development Code (Zoning Ordinance) that apply to special environmental areas. The Design Guidelines are intended to provide project applicants with direction in designing single-family residential projects that reflect the County's design objectives. They should also provide local design review boards and County decisionmakers with an improved set of tools for evaluating Design Review applications and other discretionary permit requests proposing single-family development in the unincorporated county.

(This item is being recommended for rescheduling to the hearing of September 13, 2004.)

2:00 P.M. 8. DRAFT MARIN COUNTYWIDE PLAN

Public hearing on the Draft Countywide Plan.

4:00 P.M. B R E A K

4:15 P.M. Continued public hearing on Draft Countywide Plan.

6:00 P.M. DINNER BREAK

6:30 P.M. Reconvene hearing.

9:00 P.M. Continue public hearing to a specific date and time.
