

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Rooms 328, San Rafael
REGULAR – August 9, 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. Update on Board of Supervisors Actions
 b. Report on On-Going/Pending Development Projects
 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. DESIGN REVIEW: MURRAY CH

The project is consider a proposal to construct a two-story, 1,899 square foot single-family residence and a 480 square foot detached garage on an approximately 19,400 square foot, vacant parcel in Woodacre. As proposed, the dwelling would have a maximum height of 33 feet and the detached garage would have a maximum height of 15 feet. The dwelling would maintain the following minimum setbacks from corresponding property lines: 39 feet from the northeasterly front property line (along Redwood Drive); 31 feet from the northwesterly side property line; 42 feet from the southeasterly side property line; and 62 feet from the southwesterly property line. The detached garage would maintain setbacks of 3 feet from the northeasterly front property line, 46 feet from the northwesterly property line, 58 feet from the southeast property line, 11 feet from the east elevation of the proposed dwelling, and 62 feet from the top of bank of a tributary creek across Redwood Drive. Proposed building materials include dark gray/green composition shingle roofing and natural weathering wood shingle siding. Also proposed is construction of a new on-site sewage disposal system to serve the new residence. The subject property is located at **192 Redwood Drive, Woodacre**, and is further identified as **Assessor's Parcel 172-151-39**.

(This item was continued from the hearing of June 21, 2004, and is being recommended for further continuance to September 27, 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>

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 was continued from the hearing of July 26, 2004.)

The project is a proposal to construct an extension to Eucalyptus Way for access to four lots, provide potential access to the Salvato lot, and construct one single-family residence. The project would also include off-site improvements to widen Eucalyptus Way to a 16-foot minimum width, construct a 3-foot tall, 54-foot-long, retaining wall along the widened portion of Eucalyptus Way, construct drainage improvements along Eucalyptus Way and Glenwood Avenue right-of-ways, and install new landscaping along the widened portion of Eucalyptus Way. The current project is a proposal to construct a 580-foot long, 16-foot wide paved “common driveway” extension of Eucalyptus Way that would bisect three landslides. Grading work would consist of 2,770 cubic yards of excavation and 2,580 cubic yards of fill to repair the landslide areas, construction of drainage improvements, and retaining walls. The common driveway would extend to the northeast from the end of the existing paved “Eucalyptus Way” with a short 21% sloped section as it turns upslope, a 15.6% slope, and ultimately to a 2.5% slope. One 190-foot-long concrete retaining wall, with heights of 2-feet to 7-feet, would be constructed on the upslope side of the curve at the beginning of the common driveway. Another 85-foot-long concrete retaining walls, stepped back 4-feet from the first wall, with heights of 1-foot to 6.5-feet, would be constructed upslope of the first wall. Two other stepped retaining walls with heights of 3-feet to 6.5-feet would be constructed to provide a turnaround area. *Prior to taking action on the Engel Design Review application, the Planning Commission will consider adopting a mitigated negative declaration for the project pursuant to the California Environmental Quality Act (CEQA).* The subject Engel properties would have site addresses of **625, 629, 633, and 637 Eucalyptus Way, Mill Valley**, and are also identified as **Assessor's Parcels 049-051-29, -30, -31 and -32**. The Salvato property is located **southwest of the turnaround area at the end of the proposed common driveway adjacent to 604 Eucalyptus Way and 641 Eastwood Way**. The site address would be **640 Eucalyptus Way** and is also identified as **Assessor's Parcel 049-052-19**.

(This item was continued from the hearing of July 26, 2004.)

- 2:00 P.M. 9A. DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: ANTONIOLI
9B. LOT LINE ADJUSTMENT AND PRECISE DEVELOPMENT PLAN: ANTONIOLI JT

The project 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 reconfiguration would result in lots that range in size from 1.01 acres to 10.32 acres. 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 building envelopes for the proposed residences are approximately five thousand square feet each, and both residences would be developed with on-site septic systems outside the building envelopes. 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 existing and proposed lot areas are summarized in the table below, along with the coverage percentage of the proposed building envelopes in comparison to the areas of their lots. (The lot numbers in this description conform to the lot numbers that appear in the Title Report for the subject property.) 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 for approval of the Antonioli Project the Marin County Planning Commission will consider the adoption of a Negative Declaration of Environmental Impact for the project.

3:00 P.M. BREAK

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- 3:15 P.M. 10A. DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: STEVE D'AMBRA & MOZHGAN MIZBAN
10B. COASTAL PERMIT, VARIANCE, AND DESIGN REVIEW: STEVE D'AMBRA & MOZHGAN MIZBAN JT

The project is a proposal to construct a 2,800 square foot residence and a 675 square foot detached garage on a vacant 48,600 square foot lot in Stinson Beach. The single-family residence would reach a maximum height of 17 feet above natural grade and 23 feet above finished grade. The proposed development would have the following minimum setbacks: 29.5 feet from the eastern front property line; 15 feet from the northern side property line; 26 feet from the southern side property line; and more than 100 feet from the western rear property line. In addition, the applicant proposes to legalize the removal of 4 mature cypress trees and other saplings that were removed without prior authorization. Coastal Permit approval is required for new residences in the Coastal Zone and for the removal of significant vegetation, Variance approval is required because the residence would exceed a height of 17 feet above finished grade, and Design Review approval is required because a portion of the development would occur within the stream protection area surrounding a watercourse adjacent to the property. The subject property is located at 60 Puente Rizal, Stinson Beach, and is further identified as Assessor's Parcel 195-152-06.

Prior to taking action for approval of the Antonioli Project the Marin County Planning Commission will consider the adoption of a Negative Declaration of Environmental Impact for the project.

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- 4:15 P.M. 11. DRAFT MARIN COUNTYWIDE PLAN

Public hearing on the Draft Countywide Plan (Socioeconomic Element)

- 5:30 P.M. DINNER BREAK
- 6:00 P.M. Reconvene hearing.
- 9:00 P.M. Continue public hearing to a specific date and time.
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