MARIN COUNTY PLANNING COMMISSION AGENDA

Marin County Civic Center, Room 328 - San Rafael REGULAR – January 12, 2004

1:00 P.M. 1. ROUTINE TRANSACTIONS

- a. Incorporate Staff Reports into Minutes
- b. Continuances
- 2. ELECTION OF OFFICERS
- 3. COMMUNICATIONS
- 4. DIRECTOR'S ORAL REPORT
 - a. Status report on Countywide Plan Update
- 5. OPEN TIME FOR PUBLIC EXPRESSION, LIMITED TO THREE MINUTES PER SPEAKER

1:30 P.M. 6. RATIFICATION OF RESOLUTION: PAPPAS DESIGN REVIEW AMENDMENT TKL

Ratification of resolution denying the Pappas Design Review Amendment proposal to modify the design of a new single-family residence and accessory improvements originally approved in 2000 as follows: (1) increasing the width and length of the house by 12 and 32 feet respectively, thereby increasing the overall size from 4,811 square feet to 6,399 square feet; (2) increasing the height of the residence from 26 feet to 26.85 feet; (3) lowering the residence on the hillside property and shifting it closer to Fawn Drive, resulting in a reduced setback from the Fawn Drive easement from 82 feet to 58 feet; (4) increasing the size of a detached garage from 1,152 square feet to 1,320 square feet; and (5) increasing the size of an inground swimming pool from 36 feet by 18 feet to 40 feet by 20 feet. The project also includes proposed changes to the site grading including creation of an 80-foot by 40-foot play area above the detached garage and retention of some of the excavated earth material on-site by backfilling the slope in front of, and below the residence. The subject property is located at **465 Fawn Drive**, **San Anselmo** and is further identified as **Assessor's Parcel 177-071-07.**

1:45 P.M. 7. VARIANCE/DESIGN REVIEW: GHAZI

ВВ

Application proposing to approve a 130 square foot (65 square feet per story), as-built portion of the house that is located 22.8 feet from the north front property line and encroaches 7.2 feet into the 30 foot front yard setback. This represents a change from the 31.5 foot front yard setback approved through prior design review. In addition, the applicant is requesting design review approval of the change in the east side setback from the approved 36.3 feet to 39.2 feet, and in the west side setback from the approved 104 feet to 94 feet. The applicants are also requesting approval of a change in the building and retaining wall colors from the approved medium tans to lighter shades of tan. Revisions to the approved landscape plan and a six-foot wood fence on the north property line are also proposed with this application. The house, containing 6,542 square feet, with a maximum height of 29 feet and including 540 square feet of attached garage space, received Design Review approval on December 28, 2001. A pool and landscaping were also included in the original design review approved plans. The subject property is located at 49 Bret Harte Road, San Rafael, and is further identified as Assessor's Parcel 018-123-08.

- 8. APPROVAL OF MINUTES
- 9. UPDATE ON BOARD OF SUPERVISORS ACTIONS
- 10. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS