

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR – February 23, 2004

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- 10:30 A.M. 1. ROUTINE TRANSACTIONS
a. Incorporate Staff Reports into Minutes
b. Continuances
2. COMMUNICATIONS
3. OPEN TIME FOR PUBLIC EXPRESSION, LIMITED TO THREE MINUTES PER SPEAKER

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- 10:30 A.M. 4. DESIGN REVIEW: BRAUN MB

Application to consider a proposal to remove two existing residences and site improvements and construct a 14,709 square foot residence that includes a 2,350 square foot basement that will be used as living space and new a 1,076 square foot attached garage. Also included in the proposal is the construction of: 1) a detached cabana; in-ground swimming pool; refaced driveway bridge; and a wrought iron entry gate that is flanked by two stone columns. Development on the site will total 14,709 square feet resulting in a floor area ratio (FAR) of 19.9%. The proposed fireside terrace feature includes an outdoor fireplace and a 13.5-foot high trellis structure. One of the two existing driveways and crossings along the property's frontage on Tamalpais Creek will be abandoned and re-landscaped as part of a creek preservation plan that includes extensive re-vegetation of the stream conservation area along Tamalpais Creek and an un-named ephemeral stream along the rear of the property. The subject properties are located at **310 and 314 Woodland Road, Kentfield**, and are further identified as **Assessor's Parcels 074-241-04 and 05**. These parcels would be merged into a single development site to accommodate the proposal.

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- 12:00 P.M. LUNCH (CDA – Conference Room 308)

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- 1:00 P.M. 5. ORDINANCE: VIEW AND SUNLIGHT OBSTRUCTION FROM TREES IN THE STRAWBERRY COMMUNITY OF UNINCORPORATED MILL VALLEY BB

Continued hearing to consider recommending to the Board of Supervisors the adoption of an ordinance that would establish a process to preserve and restore views or sunlight which may have been unreasonably obstructed by tree growth. In general, this process would establish the right of persons to preserve and seek restoration of private views or sunlight that existed since they purchased their property, prohibit the unreasonable obstruction of such views or sunlight, establish criteria for determining unreasonable obstruction or views or sunlight, describe possible restorative actions and guidelines concerning such actions, and establish a tiered process for resolution of obstruction disputes. The dispute resolution process may include initial reconciliation, mediation, tree claim preparation, binding arbitration, and litigation. The draft ordinance would apply only to the unincorporated Strawberry Community generally bounded by Highway 101 to the west, the Corte Madera Town limits to the north, the Town of Tiburon limits to the east, and Richardson Bay to the south.

(This item was continued from the hearing of December 8, 2003.)

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6. DIRECTOR'S ORAL REPORT
a. Status report on Countywide Plan Update
b. Report on On-Going/Pending Development Projects
7. APPROVAL OF MINUTES
8. UPDATE ON BOARD OF SUPERVISORS ACTIONS
9. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS
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