

**MARIN COUNTY PLANNING COMMISSION HEARING**  
Marin County Civic Center, Room 328 - San Rafael  
REGULAR – MAY 3, 2004

**A G E N D A**

- 
- 1:30 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

- 
- 1:30 P.M.    6.    DESIGN REVIEW APPEAL: TWEED MB

Hearing to consider the Tweed Appeal of the Tweed Design Review application seeking approval to legalize an approximately 3-foot high (34-inch high), 55-foot long concrete retaining wall that has been constructed along the lagoon shoreline in the Bel Marin Keys subdivision. The wall extends into a dedicated side yard easement located on the neighboring property to the east, further identified as 176 Del Oro Lagoon (Assessor's Parcel 157-550-11). Also included in the proposal is the construction of the following: (1) a 4-foot high plexiglass fence on top of the aforementioned shoreline retaining wall, for a combined height of 7 feet; (2) a 6-foot high fence extending from the garage of the applicant's residence for a length of 18 feet, to the easement boundary and running to the corner of the residence located on the neighboring property at 176 Del Oro Lagoon; and (3) a 4 foot high fence running from the corner of the retaining wall for a length of 50 feet along the eastern boundary of the aforementioned easement on the neighboring property. The subject property is located at **170 Del Oro Lagoon, Novato** and is further identified as **Assessor's Parcel 157-550-10**.

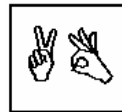
**★(THE APPLICANT/APPELLANT HAS REQUESTED A CONTINUANCE OF THIS HEARING.) ★**

- 
- 2:30 P.M.    7.    DRAFT MARIN COUNTYWIDE PLAN
- Public hearing on the 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.



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>