

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328, San Rafael
REGULAR – October 25, 2004

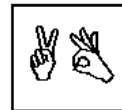
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- 11:00 A.M. 1. ROUTINE TRANSACTIONS
- a. Incorporate Staff Reports into Minutes
 - b. Continuances
 - c. Approval of Minutes
2. COMMUNICATIONS
3. DIRECTOR'S ORAL REPORT
- a. Update on Board of Supervisors Actions
 - b. Report on On-Going/Pending Development Projects
4. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
5. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

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- 11:30 A.M. 6. COASTAL PERMIT: ELLEN SALWEN NEO

Public hearing to consider a Coastal Permit proposal to construct a 1,302 square foot, two-story, single-family residence with an attached 382 square foot garage with a combined floor and garage area of 1,684 square feet on a 7,823 square foot lot. The project would result in a Floor Area Ratio of 17%. The second floor level would be 459 square feet with a 2½:12 slope hipped roof. The garage would have a flat roof to minimize view impacts to neighboring properties. The subject property is located at the northeast corner of Hawthorne Road and Ocean Parkway, inland of Ocean Parkway on the bluff adjacent to the Pacific Ocean. An existing septic system on the property would be utilized for the proposed residence. The single-family residence would have a maximum height of 22.7 feet above grade and the following property line setbacks: 27 feet front (southeast), 26 feet side (northeast), 20 feet side (southwest), and 25 feet rear (northwest). The proposal includes a 6-foot tall wood fence around the rear yard and portions of the side yards. In comparison to the previous proposal, the revised proposal would have 384 square feet less combined floor and garage area, 291 square feet less second floor area, 2 feet lower roof height, and the lap pool has been eliminated. 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.)

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- 12:30 P.M. LUNCH (Note: The commission will break for lunch in the CDA – Conference Room 308)
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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>

1:30 P.M.

7. PROPERTY ENVIRONMENTAL ASSESSMENT: SOROKKO

BB/TH

Public hearing to receive public testimony for the Sorokko property Environmental Assessment. Prior to filing an application for undeveloped, agricultural or redevelopment lands located within the combining Bayfront Conservation zoning district, an Environmental Assessment (EA) is required to be prepared pursuant to Marin County Code Chapter 22.14.060.C. The EA provides an assessment of site resources and environmental and policy constraints that affect development suitability. The EA is not an environmental document required by the California Environmental Quality Act (CEQA), but may be used in subsequent environmental documents required by CEQA for a future development application on the property. The use of an EA is intended to provide the highest degree of environmental protection while permitting reasonable development in or adjacent to sensitive land and water areas consistent with other goals, objectives, and policies expressed or contained within the Marin Countywide Plan. The EA is intended to serve as a guide to the County and project applicant for future site planning and project plan review. Written comments on the EA will be accepted until the close of the public comment period on November 4, 2004. The 19-acre Sorokko property is zoned BFC/RSP-0.5 – Bayfront Conservation Zone and Residential Single-Family Planned District. The property is located at **3820 Paradise Drive, Tiburon**, and is further identified as **Assessor's Parcel 039-302-01**.

3:15 P.M.

BREAK

3:30 P.M.

8. MASTER PLAN AMENDMENT, COASTAL PERMIT AMENDMENT AND LOCAL COASTAL PROGRAM AMENDMENT: POINT REYES DEVELOPMENT COMPANY

TKL

Public hearing to consider a request from the Point Reyes Development Company, LLC, to amend the Point Reyes Affordable Homes approvals in order to eliminate the affordability requirement for the 7 for-sale single-family residences. The request will not affect the 27 rental affordable apartments that were approved as part of the overall development. All aspects of the approved physical development, including the project density, type and location of land uses, building design and location, infrastructure, and environmental mitigations would remain the same. By allowing the residences to be sold at market-rate prices, the applicant has indicated that it would allow the overall project to remain financially viable. The property is located off Giacomini Road and Toby Street, Point Reyes Station, and is further identified as **Assessor's Parcels 119-240-45, -46, -57, -58**.