

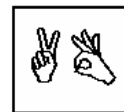
MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328, San Rafael
REGULAR – November 29, 2004

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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. APPEAL (BENTLY) OF VARIANCE/COASTAL PERMIT/DESIGN REVIEW/SECOND UNIT PERMIT APPLICATIONS: GRAY (NEO)

Public hearing to consider an appeal filed by Christopher Bently of the Gray proposal to demolish a single-family residence, garage, pool, spa, and septic system, and to construct a 3,373 square foot single-family residence with two detached accessory buildings for a 1,283 square foot garage/second unit/pool equipment room, and a 319 square foot gym/bicycle storage room. The proposal would result in buildings with a combined area of 4,975 square feet. The maximum height of the residence would be 34.5 feet NGVD, and the maximum height of the accessory building would be 20.6 feet NGVD. The height of the single-family residence would exceed the 31.14 feet NGVD height standard in the zoning code. The project would include installation of a new septic system with a sand filter, and a new propane tank.. The subject property is located at **172 Seadrift Road, Stinson Beach**, and is further identified as **Assessor's Parcel 195-031-13**.

(This item is being recommended for continuance to an unspecified date to allow staff, the appellant and applicant to pursue finalizing a resolution of the appeal through project modifications proposed by the applicant at the appellant's request subsequent to distribution of the public notice for the appeal hearing).



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>

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- 1:30 P.M. 7A. DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: ANTONIOLI

7B. LOT LINE ADJUSTMENT AND PRECISE DEVELOPMENT PLAN: ANTONIOLI (JT)

Continued public hearing to consider the Antonioli 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.

(This item was continued from the hearings of August 9, 2004 and September 13, 2004.)

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- 2:30 P.M. 8. APPEAL (VERMEF) OF DESIGN REVIEW CLEARANCE: TIPPING (PROAPS)
9. APPEAL (VERMEF) OF DESIGN REVIEW CLEARANCE: TONG (CH/GM)

Public hearing to consider the appeals filed by Paul Vermeff of the Community Development Agency's approval of the Tipping (Proaps) and Tong Design Review Clearance applications. The applications include the as-built construction of a 7-foot, 4-inch tall redwood fence at 42 Calypso Shores and an approximately 8-foot, 2-inch tall redwood fence at 32 Calypso Shores in Novato. The appellant sets forth the following bases of appeal for both proposals: 1) the fences interfere with views enjoyed from the appellant's property therefore impacting the peaceful enjoyment of his property; and 2) the fences are not consistent with the Covenants, Conditions, and Restrictions established by the Keys Landing Homeowners Association. The subject properties are located at **42 and 32 Calypso Shores, Novato**, and is further identified as **Assessor's Parcels 157-310-41 (42 Calypso Shores) and 157-321-01 (32 Calypso Shores)**.

Note: Items 8 and 9 are for two appeals filed a single appellant (Vermeff) objecting to the Community Development Agency's approval of Design Review Clearance applications for two fences on two adjoining lots under separate ownership by Proaps (formerly Tipping) and Tong. Because both appeals are based on the same objections for the same types of structures, staff is recommending that the Planning Commission conduct simultaneous public hearings for both appeals.
