

## MARIN COUNTY PLANNING COMMISSION AGENDA

Marin County Civic Center, Room 328, San Rafael  
SPECIAL PUBLIC HEARING – December 6, 2004

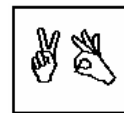
---

1:00 P.M. 1. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)

---

1:00 P.M. 2. MASTER PLAN (MP 95-001)\LAND DIVISION (LD 95-001)\  
AMENDMENT TO ENVIRONMENTAL IMPACT REPORT: OAKVIEW (TKL)

Public hearing to consider and make a recommendation to the Board of Supervisors on the merits of the proposed application to subdivide the 106.3-acre property into two lots for future residential and assisted living development. Proposed Lot 1 would reserve 15.3 acres for 28 detached single-family residential lots, 1.8 acres of public right-of-way, 34.2 acres of open space, and 0.6 acres for freeway interchange improvements, for a total of 51.9 acres. Proposed Lot 2 would reserve 11.0 acres for a 94,400 square foot assisted living development, 34.6 acres of open space, and 8.8 acres for freeway interchange improvements, for a total of 54.4 acres. The residential component of the Master Plan designates an area for the future development of a 28-unit residential subdivision that would be accessed by a public roadway extension to Erin Drive. The Master Plan includes standards for the future residences, including proposed building envelopes, maximum height, general design and massing, and a maximum floor area of 4,500 square feet per home, excluding garage space for two vehicles. The assisted living component of the Master Plan would provide for future development of a 150-room retirement community with 75 independent living units with kitchens, and 75 assisted living units along with administrative and support services. Access to the future assisted living facility would be provided by a private roadway extension to Marinwood Avenue south, across Miller Creek. The property is zoned RMP-1.38 (Residential, Multiple Family, Planned District, 1.38 units per acre maximum density) which requires Master Plan review for the ultimate development of the site. Prior to making a recommendation on the merits of the project to the Board of Supervisors, the Planning Commission will consider recommending certification of the Environmental Impact Report and proposed amendments to the Board of Supervisors. The subject property is located at the northwestern quadrant of the U.S. Highway 101/Lucas Valley Road interchange, on property addressed as **200 Lucas Valley Road, San Rafael**, and further identified as **Assessor's Parcel 164-270-03**.



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>