

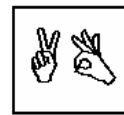
MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328, San Rafael
REGULAR – February 28, 2005

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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
 Budget Priorities for FY 2005/2006
 4. OVERVIEW OF THE COUNTY OPEN SPACE DISTRICT'S POLICY REVIEW INITIATIVE
 (PRESENTATION ONLY BY OPEN SPACE DISTRICT STAFF)
 5. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
 6. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

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- 1:00 P.M. 7. TIDELANDS PERMIT/DESIGN REVIEW: KIRCOS CG

Proposing to modify the design of the roof of the existing second unit on the subject property. The existing gable roof would be replaced with a barrel roof design. As a result of this modification, the orientation of the roof ridge would be rotated to be perpendicular to the front property line. However, the overall height of the second unit structure would not be increased. The applicant also proposes to enclose 28 square feet of existing lower floor deck area for use as storage space, and modify the interior configuration of the existing bathroom. Proposed exterior materials include new cedar shingle siding and standing seam copper roofing. The subject property is located at **824 Point San Pedro Road, San Rafael**, and is further identified as **Assessor's Parcel 186-153-21**.

The Use Permit application has been withdrawn and the Design Review is being processed administratively.



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>

Public hearing to consider a revised resolution recommending approval of the project to construct a new 2,996 square foot single-family residence with approximately 1,230 square feet of porch area and a 979 square foot detached garage and storage structure sited on a woodland knoll upslope and approximately 300 feet south of the existing development on the 84.33-acre subject property. Construction of a new approximately 660-foot long driveway off the existing driveway will provide access to the proposed building site, located approximately 800 feet west of the front (eastern) property line and the existing entrance off Horseshoe Hill Road. As proposed, the residence will have a maximum height of 25 feet above natural grade. The proposed garage, sited 50 feet east of the proposed residence, will have a maximum height of 22.16 feet above natural grade through section and 25 feet at the downslope elevation. The applicant also is proposing to legalize and convert to farm worker housing an existing "as-built" 1,500 square foot single-family residence located off the existing driveway and east of the historic development on the subject property. In addition, the applicant is proposing to convert the existing, 1,200 square foot primary single-family residence to a guest house by removing the kitchen. The applicant is proposing to demolish two existing guest houses: (a) a 400 square foot structure southwest of the farmworker housing unit; and (b) a 420 square foot structure east of the proposed guest house. The proposed new residence will be served by construction of an on-site mound sewage disposal system located down slope from, and east of, the new residential site and two 10,500-gallon water storage tanks north of the new residential site. The existing development will be served by construction of a new on-site sewage disposal system located at the lower portion of the property. All development and the agricultural production will be served by an existing well. The proposal does not include the withdrawal or use of water from Pine Gulch Creek. The property owners propose to continue the existing cattle grazing operation, owned and managed by the ranch manager who also will occupy the farmworker housing unit. The owners propose to convey to the County an Agricultural Conservation and Production Easement and Declaration of Restrictions over an identified "Agriculture Production Zone" to provide permanent preservation of potential agricultural lands and to restrict and maintain the farmworker housing unit for use by farm workers who are actively engaged in the production of agriculture at a below market rental rate as determined by the County. This item was continued from the hearing of January 24, 2005. The Planning Commission will also consider a revised Agricultural Conservation and Production Easement and Declaration of Restrictions in connection with the revised resolution. The property is located at **5675 Horseshoe Hill Road, Bolinas**, and is further identified as **Assessor's Parcel 188-090-13**.