

**REVISED**  
**MARIN COUNTY PLANNING COMMISSION AGENDA**  
Marin County Civic Center, Room 328, San Rafael  
REGULAR – March 14, 2005

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- 1:00 P.M.    1.    INITIAL TRANSACTIONS  
                  a.    Incorporate Staff Reports into Minutes  
                  b.    *Review and Comment on Revised Moritz Agricultural Conservation and Production Easement*  
                  c.    Approval of Minutes  
                  2.    COMMUNICATIONS  
                  3.    DIRECTOR'S ORAL REPORT  
                      Budget Priorities for FY 2005/2006  
                  4.    OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)  
                  5.    FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

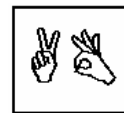
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- 1:30 P.M.    6.    DESIGN REVIEW APPEAL: KRANE BB

Proposing to construct a new, two-story 5,915 square foot residential compound consisting of: a 24.5 foot tall, 3,640 square foot residence with an attached, two-story, 28 foot tall (plus 4-foot cupola), 2,719 square foot garage/barn/storage area, on a vacant 28-acre lot. The building site on a grassy knoll at elevation 955', and has approximate minimum setbacks from respective property lines as follows: 400 feet from the front (south), 87 feet from the side (west), 368 feet from the side (east), and 430 feet from the rear (north). The residence would be served from Old Rancheria Road by a gated, approximately 400-foot long, 12-foot wide driveway with a circular turnaround. Staff withdrew the application because the applicant has not responded to redesign direction given by the Planning Commission on August 5, 2002. The appellant is claiming that the project is deemed approved by operation of law, and there is no legal or factual basis for withdrawal of the application. The subject property is located at **1675 Old Rancheria Road, Nicasio**, and is further identified as **Assessor's Parcel 121-250-53**.

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- 2:15 P.M.    BREAK

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- 2:30 P.M.    7.    FLOATING HOME ADJUSTMENT: CHAMPE CG

Proposing to build a new floating home on the existing barge located in Berth 16, A Dock, in the Waldo Point Harbor Marina. Floating Home Adjustment approval is required because the existing barge is 25 feet wide and 69 feet, 4-inches long, where a maximum barge dimension of 20 feet by 46 feet is allowed pursuant to Marin County Development Code Section 22.32.075. In addition, the proposed floating home would attain a maximum height of 19 feet, 1/2-inch above the waterline, where a height of 16 feet is permitted pursuant to Marin County Development Code Section 22.32.075.B.b. As proposed, the structure would contain 2,675 square feet of living area (including a 1,493 square foot lower level and a 1,182 square foot upper level) with 311 square feet of exterior deck area on the upper level. The subject property is located at **16 A Dock, Waldo Point Harbor**, and is further identified as **Assessor's Parcel 901-040-16**.



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>