

MARIN COUNTY PLANNING COMMISSION AGENDA

Marin County Civic Center, 3501 Civic Center Drive, Room 328, San Rafael, California

REGULAR MEETING

April 25, 2005

- 1:00 P.M. 1. INITIAL TRANSACTIONS
 - a. Incorporate Staff Reports into Minutes
 - b. Continuances
 - c. Approval of Minutes
- 2. COMMUNICATIONS
- 3. DIRECTOR'S 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

- 1:00 P.M. 6. REVISED DRAFT SINGLE FAMILY RESIDENTIAL DESIGN GUIDELINES BC/CG

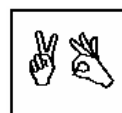
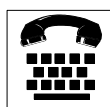
Public hearing to consider the March 2005 *Revised Public Review Draft Single Family Residential Design Guidelines* manual (Design Guidelines). The Design Guidelines are intended to establish clear and comprehensive design recommendations for single-family residential development located within the unincorporated communities of Marin. The Design Guidelines are especially relevant to development proposals that are subject to the County's Design Review process by supplementing and reinforcing the findings and criteria used by the County to issue decisions on Design Review applications. In general, the Design Guidelines consist of general guidelines that apply to all single-family residential development as well as additional guidelines that apply to hillside areas.

(This item was continued from the hearing of March 28, 2005, and is being recommended for further continuance to May 23, 2005.)

- 1:30 P.M. 7. DESIGN REVIEW APPEAL: KING (GUSTAVSON) LR

Public hearing to consider the Gustavson appeal of the King Design Review proposal to construct a new, two-story, 1,930 square foot single-family residence, a 480 square foot attached garage, and a 6-foot tall retaining wall in the rear yard of a vacant lot. The 1,930 square foot residence on the 6,944 square foot parcel will result in a floor area ratio (FAR) of 27.8 percent. The residence will attain a maximum height of 23.3 feet above grade. A concrete paver patio will be located in the rear year yard and new landscaping will be installed around the perimeter of the residence. The residence will finished with a sablewood color composition shingle tile roofing, dark green window, door, and exterior trim, and natural wood color shingle siding. The appellant, Mark Gustavson, sets forth the following bases of appeal: (1) the close proximity of the proposed garage to the northern property line will result in view impacts, major loss of sun exposure, and shadow casting on the master and guest bedrooms of 313 Green Street residence, (2) the construction of the residence will have impact on 313 Green Street residence foundation due to soil disruption, (3) opposition to the hours of construction due to unconventional work schedules of the owners of 313 Green Street. The property is located at **334 Dolan Ave. in Mill Valley**, and is further identified as **Assessor's Parcel 050-181-46**.

- 2:30 P.M. BREAK



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 approval of the revised Sorokko Final Environmental Assessment (EA) to evaluate the capabilities and constraints relative to potential development of the approximately 19-acre site. Important issues identified by the Sorokko Final EA include several landslides which would need to be avoided or stabilized; a biologically-constrained area for developing an on-site leachfield disposal area and other constraints to leachfield development and use; a coast live oak woodland that could be significantly impacted by landslide repair and leachfield development; and significant visual resources that could be impacted by site development. Other site resources/constraints include steep slopes that may require substantial grading and contain erodible soils; three small populations of special-status species of plants; habitat used by nesting birds; and a Native American shellmound located on site. The irregular shaped property is on a steep, wooded slope located between Paradise Drive and San Francisco Bay on the north side of the Tiburon Peninsula, about four miles from the Highway 101/Paradise Drive/Tamalpais Drive interchange. The site is undeveloped except for an existing paved driveway and an unpaved access road. The property is located at **3820 Paradise Drive, Tiburon**, and is further identified as **Assessor's Parcel 039-302-01**.