

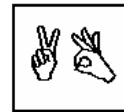
MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, 3501 Civic Center Drive, Room 328, San Rafael, California
REGULAR MEETING
June 13, 2005

- 1:00 P.M.
1. INITIAL TRANSACTIONS
 - a. Incorporate Staff Reports into Minutes
 - b. Continuances
 - c. Approval of Minutes
 2. COMMUNICATIONS
 3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
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- 1:30 P.M.
4. MINOR DESIGN REVIEW APPEAL: RIES (WEINER) LR

Public hearing to consider an appeal filed by Ian K. Boyd, attorney for Michael and Janet Weiner, of the Community Development Agency's conditional approval of the Ries Minor Design Review application. The application includes the proposed construction of 933 square feet of upper and lower level additions, 52 square feet of which is a garage addition, to an existing one-story 2,501 square foot single-family residence in the Paradise Cay subdivision in Tiburon. As proposed, the 3,434 square foot residence on the 11,576 square foot lot area would result in a floor area ratio (FAR) of 29.6 percent. The residence would attain a maximum height of 21 feet above grade and the addition would maintain the following setbacks from corresponding property lines: 102 feet, 6 inches from the eastern rear property line, 39 feet, 6 inches from the southern side property line, 19 feet, 10 inches from the western front property line, and 6 foot, 1 inch from the northern side property line. The appellant sets forth the following bases of appeal: (1) the proposed addition will substantially interfere with the use and enjoyment of the appellant's property, including light, air, privacy and views, specifically resulting from unencumbered views of the appellant's front yard and a violation of privacy; (2) the proposed addition will result in the elimination of significant sun and light exposure, views, vistas, and privacy to the appellant's property, specifically significant decrease of sunlight on the appellant's property; and (3) the proposed addition will exacerbate noise that currently emanates from the applicant's residence. The property is located at **115 St. Thomas Way in Tiburon**, and is further identified as **Assessor's Parcel 038-215-03**.

- 2:30 P.M.
5. DIRECTOR'S REPORT
 - a. Discussion of upcoming CDA assessment process
 - b. Discussion of future affordable housing initiatives
 6. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS
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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>