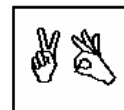


MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, 3501 Civic Center Drive, Room 328, San Rafael, California
REGULAR MEETING
July 11, 2005

- 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)
 4. DIRECTOR'S REPORT
 5. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS
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- 1:30 P.M. 6. DESIGN REVIEW: VLAHOS NO

Public hearing to consider the Vlahos Design Review proposing to construct a 7,470 square foot residence and attached garage, a 691 square foot detached second unit, and various site amenities on a vacant lot that is adjacent to the Town of Tiburon's La Cresta Open Space. The second unit will be reviewed as a separate ministerial project after completion of the discretionary Design Review application process. The maximum height of the residence would be 37 feet above finished grade and the exterior walls would have the following minimum property line setbacks: 75 feet front (south), 26 feet side (east), 83 feet side (west), and 32 feet rear (north). The maximum height of the second unit would be 18 feet above grade and would have the following minimum property line setbacks: 10.5 feet front (south), 15 feet side (east), 100 feet side (west), and 100 feet rear (north). The total floor area would be 7,621 square feet with a 17.2% floor area ratio on the 44,261 square foot lot. The proposal includes 1,325 cubic yards of excavation and 4,450 cubic yards of fill. The proposal would result in 82% site disturbance (36,294 square feet). The subject property is located at **28 Eagle Rock Road, Mill Valley (Strawberry)**, and is further identified as **Assessor's Parcel 034-012-19**.



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>