

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, 3501 Civic Center Drive, Room 328, San Rafael, California
SPECIAL MEETING
July 28, 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. MASTER PLAN, PRECISE DEVELOPMENT PLAN, AND SUBDIVISION APPLICATION APPEAL: EASTON POINT (MARTHA COMPANY) CG

Public hearing to consider the appeal filed by the Martha Company of the Director's Determination that the Easton Point (Martha Company) Master Plan 05-4, Precise Development Plan 05.10, Subdivision 05-3 applications cannot be filed for processing until a determination has been made by the Marin Local Agency Formation Commission (LAFCO) as to whether the County of Marin is the appropriate jurisdiction to process the submitted applications. The Easton Point project proposes the subdivision and development of a 110-acre property located near the southeastern tip of the Tiburon peninsula. The subject property is proposed to be subdivided into a total of 36 lots including 31 single-family residential lots, 3 multi-family (triplex) lots, 1 public open space lot, and 1 MMWD water tank lot. The residential lots range from 0.62 acres to 6.67 acres in size. Proposed residential development includes 31 market-rate single-family homes and 9 affordable units within three triplex structures. Specific home designs have not been submitted as part of the application and, therefore, would be subject to future Design Review. However, the applicant has proposed Architectural and Landscape Design Guidelines (including maximum homes sizes of 5,000 to 8,750 square feet) that would apply to development on the property. Access to the proposed lots would be provided by three new roadways/driveways off Paradise Drive (serving 14 lots) as well as extensions of existing roadways including Mountain View Drive (serving 3 lots), Ridge Road (serving 19 lots), and Straits View Drive (serving 1 lot). The subject property is located at **Paradise Drive, Tiburon**, and is further identified as **Assessor's Parcel 059-251-05**.



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>