

# MARIN COUNTY PLANNING COMMISSION AGENDA

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

## REGULAR MEETING

August 8, 2005

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- 11:00 A.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

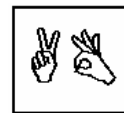
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- 11:30 A.M. 6. FINAL ENVIRONMENTAL IMPACT REPORT: CASCADE CANYON/WHITE'S HILL OPEN SPACE MANAGEMENT PLAN TH/JR

The Plan identifies several actions to implement its goals of managing resources and uses of the preserves. Specifically, it provides for the management of biological resources, recreational use, water quality, trails, and fire hazards on the preserves. The Cascade Canyon Preserve is located in the unincorporated county **west of the Town of Fairfax and the White Hill Open Space Preserve** abuts the north edge of the Cascade Canyon Preserve.

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- 12:30 P.M. BREAK (Note: The Planning Commission will break for lunch in the Community Development Agency conference room 308.)

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- 1:30 P.M. 7. DESIGN REVIEW CLEARANCE APPEAL: PAPPAS (SELTZER) TKL

Public hearing to consider the Bruce Seltzer appeal of the Community Development Agency's Design Review Clearance determination approving the Peter Pappas proposal to install a 10-foot, 9-inch high patio cover in the rear yard of a property which is being developed with a residence, garage, pool house, and swimming pool. The proposed patio cover would span a distance of approximately 65 feet between the pool house and garage and would maintain a minimum setback of 24 feet from the nearest portion of the rear property line that is located to the east. In addition, the applicant proposes to install a wooden screen around two air conditioning units that are located on the roof of the adjoining garage. The following bases for appeal were cited: (1) the patio cover results in an oversized secondary structure that exceeds the originally-approved plan, is contrary to previous County decisions, and would be visible from surrounding properties; (2) no public or community review was provided; (3) construction commenced on the patio cover prior to issuance of a building permit; (4) other structures are not in compliance with the original approvals; and (5) the development has resulted in construction impacts relating to roadway damage, inadequate erosion control, grading impacts, and violation of construction hours. The subject property is located at **465 Fawn Drive, San Anselmo** and is further identified as **Assessor's Parcel 177-071-07**.



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 the Geoffrey Telford Appeal of the Deputy Zoning Administrator's denial of an application for construction of an approximately 25-foot high, 2,140 square foot single-family residence and a 440 square foot detached garage on a vacant lot in Inverness. The project also includes construction of an approximately 545 square foot deck on the north (downhill) elevation of the proposed residence, resulting in a deck that is approximately 13.5 feet in height above grade where a 10-foot maximum is allowed. The new residence would maintain the following minimum setbacks from the closest corresponding property lines: 63 feet from the north (front) property line, 100 feet from the south (rear) property line, 5 feet from the east (left side) property line, and 5 feet from the west (right side) property line. The 14-foot high, detached garage would be located within the northwest corner of the subject property adjacent to Vallejo Avenue and would maintain the following minimum setbacks from the closest corresponding property lines: one foot from the north (front) property line, and one foot from the west (right side) property line. The appellant has noted that the basis for denial of the application as set forth by the Deputy Zoning Administrator is arbitrary and capricious. The subject property is located at **9 Vallejo Avenue, Inverness**, and is further identified as **Assessor's Parcel 114-273-09**.

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