

**MARIN COUNTY PLANNING COMMISSION AGENDA**  
Marin County Civic Center, 3501 Civic Center Drive, Room 328, San Rafael, California  
REGULAR MEETING  
August 22, 2005

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- 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
    - a. GIS Staff Presentation
    - b. Vlahos Status
    - c. Brown Act Video
  5. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS
    - a. Redwood Landfill
    - b. Lawson's Landing

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- 2:00 P.M.
6. RATIFICATION OF RESOLUTION UPHOLDING THE SELTZER APPEAL AND DENYING THE PAPPAS DESIGN REVIEW CLEARANCE TKL

Ratification of resolution upholding the 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**.

*(This item was continued from the August 8, 2005, meeting.)*



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2:15 P.M.

7. MASTER PLAN, PRECISE DEVELOPMENT PLAN, AND SUBDIVISION  
APPLICATION APPEAL: EASTON POINT (MARTHA COMPANY)

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Continued 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**.

*(This item was continued from the July 28, 2005, meeting.)*

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3:00 P.M.

RECEPTION IN RECOGNITION OF ALLAN BERLAND'S SERVICE ON THE PLANNING  
COMMISSION

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