

**MARIN COUNTY PLANNING COMMISSION AGENDA**  
Marin County Civic Center, 3501 Civic Center Drive, Room 328, San Rafael, California  
REGULAR MEETING  
September 12, 2005

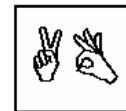
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- 1:00 P.M.     1.    INITIAL TRANSACTIONS  
                  a.    Incorporate Staff Reports into Minutes  
                  b.    Continuances  
                  c.    Brown Act Video  
                  d.    Approval of Minutes  
                  2.    COMMUNICATIONS  
                  3.    DIRECTOR'S REPORT  
                  4.    OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)  
                  5.    FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

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- 1:30 P.M.     6.    LAND DIVISION APPLICATION: FRIEDMAN AMC

Public hearing to consider the Bruce and Joanne Friedman Land Division application proposing to divide an approximately 2.35-acre parcel located along the western side of Legend Road in the community of Sleepy Hollow into two lots. The property is currently developed with a single-family residence, pool, and pool shed. As proposed, the Land Division would result in two parcels; the first (occupied by the existing residence) would be approximately one acre in size, and the second (currently occupied by the pool and pool shed) would be approximately 1.32 acres in size. The subject property is located **90 Legend Road, San Anselmo**, and is further identified as **Assessor's Parcel 176-221-02**.

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- 3:00 P.M.     7.    DRAFT ENVIRONMENTAL IMPACT REPORT: LAWSON'S LANDING TH/BB  
                  MASTER PLAN, COASTAL PERMIT, AND TIDELANDS PERMIT: LAWSON'S LANDING

Public hearing to receive testimony regarding the Lawson's Landing Draft Environmental Impact Report for the Lawson's Landing Master Plan, Coastal Permit, and Tidelands Permit applications ("project"). The primary focus of the project are the existing recreational uses and changes proposed thereto, located on approximately 180 acres in the southwestern corner of the 850+ acre property. Those uses include a 233-space travel trailer and recreational vehicle park, a 1,000-vehicle campground, and associated services, facilities, and activities. Proposed modification to the recreation-related facilities and activities include modifications to the existing water storage and distribution facilities, sewage disposal facilities, remodeling and replacing structures and other facilities on the property, circulation changes on and to the property, and modifications to various recreational activities and programs. The project also includes the existing agricultural (grazing) use occurring over a majority of the property, sand quarrying on approximately 39 acres of the property, and six existing residences and two proposed new residences on the property. The subject property's address is **137 Marine View Drive, Dillon Beach**, and is further identified as **Assessor's Parcel 100-100-48 et al**. Zoning on the property is C-RCR (Coastal, Resort and Commercial Recreation), and C-APZ-60 (Coastal, Agricultural, Production Zone, one unit per 60 acres).



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>