

**MARIN COUNTY PLANNING COMMISSION AGENDA**  
Marin County Civic Center, 3501 Civic Center Drive, Room 328, San Rafael, California  
**REGULAR MEETING**  
October 24, 2005

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- 10:30 A.M. 1. INITIAL TRANSACTIONS
- a. Incorporate Staff Reports into Minutes
  - b. Continuances
  - c. 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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- 11:00 A.M. 6. RATIFICATION OF RESOLUTION UPHOLDING THE SCHLESIGNER APPEAL, DENYING THE MORITA APPEAL, AND DENYING IN PART AND APPROVING IN PART THE MCEVOY USE PERMIT AND DESIGN REVIEW APPLICATIONS CH

Ratification of resolution upholding the Schlesinger Appeal, denying the Morita Appeal, and denying in part and approving in part the McEvoy applications to construct the following improvements on the McEvoy Olive Ranch in Petaluma: (1) a 660 kW, approximately 210-foot tall wind energy conversion system (WECS) for the generation of electricity; (2) an approximately 19.5-foot tall, 1,900 square foot accessory dwelling unit for the assistant orchard manager; and, (3) 1,415 square feet of office and storage additions onto the existing olive pressing barn building. The Vesta V47 wind turbine rotor has a radius of 23.5 meters (77 feet). The subject property is located at 5935 Redhill Road, Petaluma, and is further identified as Assessor's Parcels 125-070-05, -06, and -16.

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- 11:30 A.M. 7. DESIGN REVIEW: GHAFOORI BB

Public hearing to consider the Saeed Ghafoori Design Review application proposing a 3-story, 6,227 square foot house with an attached, 1,119 square foot, 3-car garage, on a vacant 21,175 square foot lot. The maximum height of the house is approximately 35 feet. The house is proposed to be located on the northeasterly uphill corner of the lot. Proposed setbacks are: approximately 38 foot front yard (southeast) setback, 46 foot (west) side yard setback, 15 foot (east) side yard setback, and a 67 foot rear yard (northwest) setback. A new driveway off of Sky Road is proposed. The subject property is located at **9 Sky Road, Mill Valley**, and is further identified as **Assessor's Parcel 34-151-19 (formerly 34-151-13)**.

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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>

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1:00 P.M. LUNCH

The Planning Commission will convene for lunch in the Community Development Agency Planning Division conference room (Room 308, Civic Center), at which time the Commission may discuss matters pertaining to procedures and protocol for conducting meetings.

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2:00 P.M. 8. COASTAL PERMIT, DESIGN REVIEW, AND MERGER APPEAL: JT  
HILLENBRAND (PACE/LABOVITZ)

Public hearing to consider the Appeal of the Deputy Zoning Administrator's approval of the Gretchen Hillenbrand Coastal Permit/Design Review/Merger applications to demolish an existing residence and construct a two-story, 3,139 square foot single-family residence, a 256 square foot bathhouse, a 286 square foot guesthouse, a 700 square foot barn, and various site amenities including landscaping and a pool. The applicant also proposes to convert an existing second unit into a 560 square foot guesthouse. The proposed structures would reach a maximum height of 25 feet above existing grade and maintain setbacks exceeding 90 feet from all property lines. The subject property is developed with a septic system, which would be upgraded, and a well that would be granted an operating permit. A new driveway would be constructed along an access easement on Assessor's Parcel 188-140-70 that leads to the subject property from Horseshoe Hill Road and the use of an existing driveway leading to Olema-Bolinas Road would be abandoned. The merger would combine two legal lots of record into a single 7.68-acre legal lot of record in Bolinas. The Deputy Zoning Administrator's approval of the project has been appealed to the Planning Commission. The subject property is located at **655 Olema-Bolinas Road, Bolinas**, and is further identified as **Assessor's Parcels 188-140-66 and 188-150-04**.

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3:30 P.M. 9. DESIGN REVIEW: DOUGLAS CG

Public hearing to consider the Douglas Design Review application proposing to construct an addition to an existing 8,965 square foot residence on the 2.01 acre subject property. The proposed project would add 5,155 square feet of additional living area to the residence, including a 3,087 square foot addition to the existing lower floor and a 2,068 square foot addition to the main floor of the building. Approximately 1,500 square feet of the existing structure would also be remodeled. The proposed two story addition would attain a maximum height of 23 feet above existing grade and 26.3 feet above finished grade, with a maximum roof ridge height over 6 feet lower than the existing residence. The proposed addition would be sited 30 feet or more from all surrounding property lines. All exterior materials and colors are proposed to match the existing structure. According to the application, the project has been designed to achieve Platinum-level compliance with the Marin County Green Building Residential Design Guidelines, including the use of solar energy and water heating systems. The property is governed by conventional R-R:B-3 zoning. However, Design Review is required due to the size of the residence. The subject property is located at **126 Hill Drive, Kentfield**, and is further identified as **Assessor's Parcel 071-021-19**.