

# MARIN COUNTY PLANNING COMMISSION AGENDA

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

REGULAR MEETING

November 14, 2005

## REVISED AGENDA

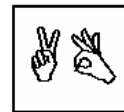
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- 1:00 P.M.
1. INITIAL TRANSACTIONS
    - a. Incorporate Staff Reports into Minutes
    - b. Continuances
    - c. Approval of Minutes
      - Meeting of October 10, 2005 for Lawson's Landing Draft Environmental Impact Report
      - Meeting of October 24, 2005
    - d. Approval of Planning Commission Schedule for 2006
  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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- 1:00 P.M.
- 6A. DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT CH/TH
  - 6B. MASTER PLAN AND DEVELOPMENT PLAN: MARIN COUNTY CEMETERY COMPANY

Public hearing to consider the Marin County Cemetery Company Master Plan and Development Plan application for construction of 26 new mausoleums, conversion of an existing chapel into crypts, construction of a two-story addition to the existing office, repair of existing access roads and construction of a one-story addition to the existing Chapel of Memories. The Master Plan would extend for a period of 50 years with the anticipated construction of a new mausoleum occurring every 2 to 3 years. The greatest concentration of mausoleums would be located in the vicinity of the existing mausoleums between Ray Court (public right-of-way) and Tamalpais Avenue (private access road within the cemetery). The project architect has indicated the first phase of the project would be the construction of 2 mausoleums along the upper portion of Lakeview Avenue. Phase two would consist of the office building additions, new parking lot, and garage. The next phase would be to cover the existing chapel area within the Chapel of the Lights Mausoleum into additional crypts and niches. Phases four and five of the project would include the ongoing build-out of mausoleums and improvements of existing access roads. The project also includes annexation into the San Rafael Sanitation District to formalize an existing sewer connection. The subject property (Assessor's Parcel 177-240-03) is located at 2500 Fifth Avenue, San Rafael.

*This item has been rescheduled to January 9, 2006.*

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The agenda is available on the Internet at  
<http://www.co.marin.ca.us/SysApps/Calendar/pub/MeetingIndex.cfm?SponsorSid=2>

Continued public hearing to consider the Vlahos Design Review proposing to construct a 7,470 square foot residence and attached garage, a 691 square foot detached second unit, and various site amenities on a vacant lot that is adjacent to the Town of Tiburon's La Cresta Open Space. The second unit will be reviewed as a separate ministerial project after completion of the discretionary Design Review application process. The maximum height of the residence would be 37 feet above finished grade and the exterior walls would have the following minimum property line setbacks: 75 feet front (south), 26 feet side (east), 83 feet side (west), and 32 feet rear (north). The maximum height of the second unit would be 18 feet above grade and would have the following minimum property line setbacks: 10.5 feet front (south), 15 feet side (east), 100 feet side (west), and 100 feet rear (north). The total floor area would be 7,621 square feet with a 17.2% floor area ratio on the 44,261 square foot lot. The proposal includes 1,325 cubic yards of excavation and 4,450 cubic yards of fill. The proposal would result in 82% site disturbance (36,294 square feet). The subject property is located at **28 Eagle Rock Road, Mill Valley (Strawberry)**, and is further identified as **Assessor's Parcel 034-012-19**.

*Staff is recommending that this item be continued further until the meeting of December 12, 2005.*

Continued public hearing to consider the Pace and Labovitz 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**.

*(This item was continued from the October 24, 2005, meeting.)*