

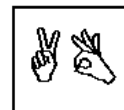
MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, 3501 Civic Center Drive, Room 328, San Rafael, California
REGULAR MEETING
December 12, 2005

- 1:00 P.M. 1. INITIAL TRANSACTIONS
- a. Incorporate Staff Reports into Minutes
 - b. Continuances
 - c. Approval of Minutes – November 28, 2005
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. DESIGN REVIEW: VLAHOS NO

Continued public hearing to consider the revised Vlahos Design Review proposing to construct a new single-family residence and attached garage, a 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 revised project is a proposal to construct a residential development with a combined building area of 6,276 square feet on the 44,261 square foot lot. The second unit would be reviewed as a separate ministerial project should the discretionary Design Review application process result in approval of the development proposal. The project includes construction of a swimming pool, concrete patios, access steps, retaining walls, landscaping, 21 roof-mounted solar panels, and a 240 lineal foot driveway extension with a fire truck turnaround, garage area turnaround, and 2 guest parking spaces. The driveway surface would consist of permeable concrete and crushed aggregate. The maximum height of the residence would be 27 feet above natural grade. The residence would have the following minimum property line setbacks: 72 feet front (south), 69 feet side (east), 10 feet side (west), and 50 feet rear (north). The maximum height of the second unit would be 17 feet above grade and would have the following minimum property line setbacks: 15 feet front (south), 85 feet side (east), 73 feet side (west), and 175 feet rear (north). The maximum height of the retaining walls to set the residence and terraced patios into the slope would be 9.5 feet. Approximately one-half of the one-acre site would be affected by the development with grading to consist of 995 cubic yards of soil excavation and 815 cubic yards of fill. The subject property is located at **28 Eagle Rock Road, Mill Valley (Strawberry)**, and is further identified as **Assessor's Parcel 034-012-19**.

This item was continued from the meeting on July 11, 2005.



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 Las Cumbras Land Division and Master Plan applications to divide an existing 832 acre site into four residential parcels of 24, 45, 323, and 440 acres. A total of four single-family residences are proposed on the four parcels, identified as Parcels A, B, C, and D, with Parcels C and D also proposing a second unit. Parcels C and D also contain an accessory building envelope in a separate location from the residential building envelope. The application would allow the future subdivision of land around the accessory building envelopes of Parcels C and D, for a total potential project build-out of six lots and residences (and two second units). Parcel boundaries, building envelopes, leach field locations, road and utility locations, and proposed open space areas are included as part of the project applications. Access to the parcels would be from a combination of existing paved roads and dirt roads, and new driveways varying in length from 50 to 1,080 feet in length. Sanitary service would be provided by individual septic systems. Water services would be provided by wells. Approximately 6 acres of land is proposed for development, with the remaining 826 acres of land proposed as permanent private open space. An open space easement is proposed along the southern boundary of Parcel D, with an access easement on the ridgeline portion of the Los Pinos fire road, and a floating trail easement for a future trail in the southwesterly portion of Parcel D. The subject property is located at **5749 Lucas Valley Road**, approximately 2½ miles east of Rancho Nicasio, and is further identified as **Assessor's Parcels 121-210-51 and -52**.

Prior to taking action on the merits of the project, the Marin County Planning Commission will consider the adoption of a Negative Declaration of Environmental Impact for the project.

PLANNING COMMISSION MEETING PROTOCOLS

I. PLANNING COMMISSION VOTING REQUIREMENTS

- A. For the following actions, four (4) affirmative votes from the Planning Commission membership must be cast:
1. Adopt recommendation to adopt or amend a general community specific plan.
 2. Adopt a recommendation on zoning text or zoning district amendments.
 3. Reverse or modify a previous decision of the Director or Hearing Officer for Zoning Code or Subdivision Code matters.
- B. Any other action by the Planning Commission requires a majority or quorum (for a minimum of three affirmative votes).

II. GUIDELINES FOR TIME LIMITS ON PRESENTATIONS AND PUBLIC TESTIMONY

The Planning Commission's general meeting procedure and time limit guidelines are as follows:

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|---|--------------------|
| A. Planning Division staff report | 5-10 minutes |
| B. Planning Commission questions to staff | |
| C. Applicant's presentation | 10 minutes maximum |
| D. Appellant's presentation | |
| (applies only if public hearing is required to act on a valid appeal) | 10 minutes maximum |
| E. Public Testimony (depending on the number of speakers) | 3-5 minutes each |

Written testimony is greatly appreciated, and must be received no later than 9:00 a.m. on the Monday prior to the date of the hearing. Please send ten copies of written testimony to:

Marin County Planning Commission
c/o Marin County CDA, Kim Shine
3501 Civic Center Drive, Room 308
San Rafael, CA 94903
e-mail: kshine@co.marin.ca.us; Fax: (415) 499-7880

When written testimony is submitted, the text of the testimony will automatically become part of the record. It is not necessary to read the entire text into the minutes.

- F. Close public hearing
When the public hearing is closed, no further discussion between applicant, the public, and the Commission is appropriate unless the majority of the Commission agrees to hear new information only.

III. OPEN TIME FOR PUBLIC EXPRESSION

Testimony regarding matters not on the agenda will not be considered part of the administrative record.

IV. NOTICE REGARDING BUS SERVICE

The Marin County Civic Center is served by Golden Gate Transit Bus Routes 33, 57, 59, and 75 with connections to other routes at Third and Hetherton Streets in San Rafael. For more information, call toll free 5-1-1 or (415) 455-2000 (Marin County).

NOTE: ALL PLANNING COMMISSION MEETINGS ARE TAPE RECORDED.

**Visit our website at <http://www.co.marin.ca.us/depts/BS/main/brdscomm/mcbds/plngcom.cfm>. **