

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR – June 21, 2004

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- 1:00 P.M. 1. ROUTINE TRANSACTIONS
 a. Incorporate Staff Reports into Minutes
 b. Continuances
 c. Approval of Minutes
 2. COMMUNICATIONS
 3. DIRECTOR'S ORAL REPORT
 a. Update on Board of Supervisors Actions
 b. Report on On-Going/Pending Development Projects
 c. Report on County methodology for calculating transportation impact fees (DPW)
 4. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
 5. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

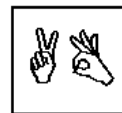
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- 1:45 P.M. 6. RATIFICATION OF RESOLUTION: BABCOCK DESIGN REVIEW CG

Ratification of resolution denying the Babcock Design Review application proposing to demolish an existing 4,220 square foot residence and garage, and a 468 square foot pool house and construct a new 7,616 square foot residence with a 3,017 square foot underground garage and a 533 square foot pool/guest house on the 1.37 acre property. The residence would attain a maximum height of 27.5 feet above grade. The guest house would attain a maximum height of 15 feet above grade. The proposal also includes the construction of a 15-foot by 75-foot in-ground swimming pool. The proposed project would result in a total floor area ratio of approximately 17 percent on the 60,000 square foot property. The subject property is located at **110 Crown Road, Kentfield** and is further identified as **Assessor's Parcel 075-161-01 and -02**.

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- 2:00 P.M. 7. DRAFT ENVIRONMENTAL IMPACT REPORT: CASCADE CANYON AND WHITE HILL
 OPEN SPACE PRESERVES LAND MANAGEMENT PLAN TH/JR

The Marin County Open Space District (District) has prepared a draft Management Plan (Plan) for the Cascade Canyon and White Hill Open Space Preserves (Preserves). The Cascade Canyon Open Space Preserve consists of approximately 497 acres located west of the Town of Fairfax, Marin County. The White Hill Open Space Preserve abuts the north edge of the Cascade Canyon Preserve and consists of approximately 390 acres. The draft Plan contains the following components: 1) a Biodiversity Management Program; 2) a Fire Management Program; 3) an Access Program; 4) a Trails Program; 5) a Use Program; 6) a Sign and Information Program; 7) an Enforcement Program; 8) a Monitoring Program; and 9) an Implementation Program.

3:15 P.M. B R E A K



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>

Application to consider a proposal to construct a two-story, 1,899 square foot single-family residence and a 480 square foot detached garage on an approximately 19,400 square foot, vacant parcel in Woodacre. As proposed, the dwelling would have a maximum height of 33 feet and the detached garage would have a maximum height of 15 feet. The dwelling would maintain the following minimum setbacks from corresponding property lines: 39 feet from the northeasterly front property line (along Redwood Drive); 31 feet from the northwesterly side property line; 42 feet from the southeasterly side property line; and 62 feet from the southwesterly property line. The detached garage would maintain setbacks of 3 feet from the northeasterly front property line, 46 feet from the northwesterly property line, 58 feet from the southeast property line, 11 feet from the east elevation of the proposed dwelling, and 62 feet from the top of bank of a tributary creek across Redwood Drive. Proposed building materials include dark gray/green composition shingle roofing and natural weathering wood shingle siding. Also proposed is construction of a new on-site sewage disposal system to serve the new residence. The subject property is located at **192 Redwood Drive, Woodacre**, and is further identified as **Assessor's Parcel 172-151-39**.

4:30 P.M. 9. DRAFT MARIN COUNTYWIDE PLAN

Public hearing on the Draft Countywide Plan.

6:00 P.M. DINNER BREAK

6:30 P.M. Reconvene hearing.

9:00 P.M. Continue public hearing to a specific date and time.
