

MARIN COUNTY PLANNING COMMISSION AGENDA
Marin Center (Friends of Marin Center Conference Room – Exhibit Hall), San Rafael
REGULAR – July 26, 2004

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- 10:30 A.M. 1. ROUTINE TRANSACTIONS
 a. Incorporate Staff Reports into Minutes
 b. Continuances
 c. Approval of Minutes
2. COMMUNICATIONS
3. OPEN TIME FOR PUBLIC EXPRESSION (LIMITED TO THREE MINUTES PER SPEAKER)
4. FUTURE AGENDA DISCUSSION ITEMS, FIELD TRIPS

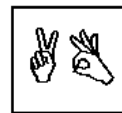
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- 11:00 A.M. 5. DESIGN REVIEW: HIGGINS AMC

The project is a proposal to allow construction of a 28.5-foot high, 1,440 square foot single-family residence, representing a 14.4 percent floor area ratio (FAR) on a 10,000 square foot property. In addition, the project was approved to allow construction of a two-car parking deck and an on-site sewage disposal system. The project is subject to Design Review because the property has a lot area that is less than 50 percent of the minimum lot size that is required by the governing A-2 (Limited Agricultural, two-acre minimum lot size) zoning district. The subject property is located at **373 Grandview Avenue, Novato** and is further identified as **Assessor's Parcels 157-132-15, -16 & -17**.

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- 12:00 P.M. LUNCH

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- 1:00 P.M. 6. DESIGN REVIEW APPEAL: MORAN (BRAUN) MB

The project is a proposal to replace the existing garage with a new master bedroom suite and construct a new, 822 square foot, detached, three-car garage with a storage room. The improved residence will total approximately 3,289 square feet, attain a height of 17 feet above grade, and will maintain the following setbacks to the nearest corresponding property lines: 23 feet from the western rear property line, 5 feet from the top bank of the stream (retaining wall in rear yard), and 64 feet from the northern side property line. The subject property is located at **21 N. Ridgewood Road, Kentfield**, and is further identified as **Assessor's Parcel 074-241-01**.



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>

The project is a proposal to construct a 1,777 square foot, two-story, single-family residence with an attached 291 square foot garage on a 7,823 square foot lot. Including the 26 square foot window seat, and the 106 square foot vaulted ceiling space in the living room, the “visually apparent” floor area would be 1,897 square feet. The subject property is located at the corner of Hawthorne Road and Ocean Parkway, the first public road on the bluff adjacent to the Pacific Ocean. The residence would result in the redevelopment of the residential property that previously was improved with a single-family residence and a second unit that were destroyed by fire in December 2002. An existing septic system that exists on the property would be utilized for the proposed residence. The project would result in a Floor Area Ratio of 23% and a “visually apparent” FAR of 25%. The single-family residence would have a maximum height of 24.75 feet above grade. The proposal includes the following additional structures/improvements: (1) a lap pool; (2) a 6-foot wood fence; and (3) a tool storage area within a 6-foot tall, 120 square foot, wood fence enclosure. The 10-foot by 40-foot lap pool would be located in the southern corner of the property with the 40-foot length of the pool along the Hawthorne Road frontage. The pool would have property line setbacks of 0.5 feet from Ocean Parkway and Hawthorne Road. The 6-foot tall wood fence would be located around the pool, along Hawthorne Road, along the rear property line, and partially along the northeast side property line, and then would connect to the side of the residence to enclose the side and rear yard areas. The subject property is located at **216 Ocean Parkway, Bolinas**, and is further identified as **Assessor's Parcel 191-191-08**.

3:30 P.M. BREAK

3:45 P.M. 8A. DRAFT NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
8B. DESIGN REVIEW (EUCALYPTUS WAY EXTENSION): ENGEL

NEO

The project is a proposal to construct an extension to Eucalyptus Way for access to four lots, provide potential access to the Salvato lot, and construct one single-family residence. The project would also include off-site improvements to widen Eucalyptus Way to a 16-foot minimum width, construct a 3-foot tall, 54-foot-long, retaining wall along the widened portion of Eucalyptus Way, construct drainage improvements along Eucalyptus Way and Glenwood Avenue right-of-ways, and install new landscaping along the widened portion of Eucalyptus Way. The current project is a proposal to construct a 580-foot long, 16-foot wide paved “common driveway” extension of Eucalyptus Way that would bisect three landslides. Grading work would consist of 2,770 cubic yards of excavation and 2,580 cubic yards of fill to repair the landslide areas, construction of drainage improvements, and retaining walls. The common driveway would extend to the northeast from the end of the existing paved “Eucalyptus Way” with a short 21% sloped section as it turns upslope, a 15.6% slope, and ultimately to a 2.5% slope. One 190-foot-long concrete retaining wall, with heights of 2-feet to 7-feet, would be constructed on the upslope side of the curve at the beginning of the common driveway. Another 85-foot-long concrete retaining walls, stepped back 4-feet from the first wall, with heights of 1-foot to 6.5-feet, would be constructed upslope of the first wall. Two other stepped retaining walls with heights of 3-feet to 6.5-feet would be constructed to provide a turnaround area. *Prior to taking action on the Engel Design Review application, the Planning Commission will consider adopting a mitigated negative declaration for the project pursuant to the California Environmental Quality Act (CEQA).* The subject Engel properties would have site addresses of **625, 629, 633, and 637 Eucalyptus Way, Mill Valley**, and are also identified as **Assessor's Parcels 049-051-29, -30, -31 and -32**. The Salvato property is located **southwest of the turnaround area at the end of the proposed common driveway adjacent to 604 Eucalyptus Way and 641 Eastwood Way**. The site address would be **640 Eucalyptus Way** and is also identified as **Assessor's Parcel 049-052-19**.

5:30 P.M. DINNER BREAK

6:00 P.M. 9. DRAFT MARIN COUNTYWIDE PLAN

 Public hearing on the Draft Countywide Plan.

8:00 P.M. Continue public hearing to a specific date and time.
