

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING JANUARY 17, 2008

Johanna Patri, Hearing Officer

HEARING ITEM

- 9:00 A.M. H1. A. NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: NO**
CRANDALL COASTAL PERMIT (CP 03-25) AND LAND DIVISION (LD 03-7)
B. CRANDALL COASTAL PERMIT (CP 03-25) AND LAND DIVISION (LD 03-7)

Hearing proposing to divide an existing 3.32-acre property into two lots. The applicant submitted revised plans in response to comments received on the Draft Negative Declaration of Environmental Impact in November 2006. The location of the reserve leachfield is now proposed downslope and west of the existing residence more than 320 feet from the wetland seep and 100 feet from the ephemeral stream. The proposed driveway would be 23 feet from the edge of the wetland seep. The lot shapes and sizes have also been modified to provide a more regular boundary between the two proposed lots with areas of 1.64-acre for Parcel 1, and 1.68-acre for Parcel 2. Six existing accessory buildings would be removed from the property or relocated to comply with yard and creek setback requirements. Parcel 2 is proposed with a 5,940 square foot building envelope and a septic system area for a future single-family residence, located upslope and a minimum of 75 feet southeast of the existing residence on Parcel 1. The building envelope would be a minimum of 35 feet west of the Panoramic Highway right-of-way on the outside curve of a steep switchback. Driveway access would be provided from the switchback on Panoramic Highway where a portion of the guardrail would be removed. An existing spring box used to collect groundwater for irrigation purposes would not be modified. The subject property is located at **6950 Panoramic Highway, Stinson Beach** and is further identified as **Assessor's Parcel 195-233-23**.

This item was rescheduled from the hearing of July 12, 2007, and continued from the hearings of August 16, September 27, October 11, October 25, and November 29, 2007.

CONSENT ITEM*

9:10 A.M. C1. **USE PERMIT (UP 08-5) AND SECOND UNIT PERMIT (SU 08-16):
PHILLIP AND SUZANNE SCHNEIDER**

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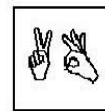
Hearing proposing to convert an existing 458 square foot, detached accessory structure to a legal, detached second unit. The building is currently located 24 feet from the front property line, where 25 feet is otherwise required under the governing R-1 zoning district. The application is to also allow the height of the structure to be 17.5 feet, where a maximum of 15 feet is permitted under the governing zoning district and for an encroachment into the side set back by approximately 2 feet. Proposed amendments to the existing structure include demolition of existing walls, construction of 196 square feet of new floor space, construction of a new bathroom, installation of new windows, and replacement of a portion of the existing roof. As built, the detached second unit attains a height of approximately 17.5 feet above grade and maintains the following setbacks from corresponding property lines: front (northeast) 25 feet, side (northwest) 8 feet two inches, rear (southwest) 21 feet one inch, and over 50 feet from the side (southeast). The subject property is located at **799 Bolinas Road, Fairfax**, and is further identified as **Assessor's Parcel 197-032-06**.

HEARING ITEM

9:15 A.M. H2. **USE PERMIT (UP 08-3) AND SECOND UNIT PERMIT (SU 08-3): PETER SALCUNI** CH

Hearing proposing to authorize the unpermitted construction of a 644 square foot, 12-foot tall detached second unit on an 8,800 square foot property developed with a 1,700 square foot single-family residence and 280 square foot garage (lot, home and garage size per current Assessor's Records). As proposed, the detached second unit would maintain the following minimum setbacks from corresponding property lines: 7 feet 4 inches from the westerly side property line; and, 3 feet from the southerly rear property line. Use Permit approval is required because the detached second unit would maintain distances of 7 feet 4 inches and 3 feet from property lines where 10 feet would otherwise be required by the R-A:B-2 zoning district. The subject property is located at **507 Pineo Avenue, Mill Valley**, and is further identified as **Assessor's Parcel 049-101-39**.

This item was continued from the hearing of
September 27, 2007, and October 11, 2007.



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