

**MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DIVISION**

**M E M O R A N D U M**

**TO:** Jeremy Tejirian, AICP, Deputy Zoning Administrator

**FROM:** Curtis Havel, Senior Planner

**RE:** Deputy Zoning Administrator's Hearing of January 15, 2008  
Salcuni Use Permit and Second Unit Permit  
507 Pineo Avenue, Mill Valley  
Assessor's Parcel 049-101-39

**DATE:** January 7, 2008

The Salcuni Use Permit and Second Unit Permit was continued from the Deputy Zoning Administrator hearing of October 11, 2007 to January 15, 2008 at the request of the property owner, Peter Salcuni, and to review whether the existing structure/detached second unit is located within the Stream Conservation Area (SCA).

On December 24, 2007, staff received an electronic letter from Peter Salcuni indicating that the detached second unit is located approximately 60 feet from the top of creekbank. Policy BIO-4.1 of the Marin Countywide Plan indicates that a 20-foot development setback is required for parcels less than half of an acre in size (one acre equals 43,560 square feet). Based on the information provided by the property owner, the project is consistent with SCA policies in the Countywide Plan because the subject property is approximately 9,000 square feet in size, and the detached second unit is located approximately 60 feet from the top of creekbank as verified by the property owner.

Recommendation:

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and adopt the attached resolution approving the Salcuni Use Permit 08-3 and Second Unit Permit 08-3.