

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING JANUARY 31, 2008

Jack Liebster, Hearing Officer

CONSENT ITEM*

9:00 A.M. C1. USE PERMIT (UP 08-8): PERRY KERSON NEO

The applicant is proposing to legalize the as-built construction of two storage sheds and new access stairs located within the 25-foot front yard area of a 22,000 square foot lot that is developed with a 2,077 square foot single-family residence, parking deck, and swimming pool. The total floor area of the proposed sheds would be 212 square feet for a combined total floor area of 2,289 square feet. As proposed, the floor area ratio (FAR) would be 10%. Shed 1 has 88 square feet of floor area and is located under an existing deck in the front of the existing single-family residence. The maximum height is 10 feet above grade. The property line setbacks are: 11 feet front (west), 26 feet side (northwest), 53 feet side (southeast), and 194 feet rear (northeast). Shed 2 has 124 square feet of floor area and is located under an existing parking deck. The maximum height is 11.5 feet above grade. The property line setbacks are: 9 feet front (west), 74 feet side (northwest), 16 feet side (southeast), and 226 feet rear (northeast). Use Permit approval for detached accessory structures is required to permit the storage sheds that would encroach 14 feet, and 16 feet, into the 25-foot front yard required for sheds pursuant to the R1:BD zoning and yard regulations in Marin County Code Sections 22.20.090 and 22.30.050. Use Permit approval is also required for the access stairs and landings that would be more than 1.5 feet above grade and would encroach 13 feet into the 19-foot front yard area required for stairs and landings. The proposed access stairs to Shed 1, and existing stairs to Shed 2, would extend across the front property line into the Martling Road right-of-way. The proposed construction of new stairs in the road right-of-way subject to Design Review and an Encroachment Permit. The subject property is located at **49 Martling Road, San Anselmo**, and is further identified as **Assessor's Parcel 176-042-07**.

*Should controversy develop, any matter under Consent consideration will be rescheduled and heard after the last item on the calendar.

CONSENT ITEMS*

**9:10 A.M. C2. COASTAL PERMIT (CP 05-49) AND SECOND UNIT AMNESTY PROJECT (SA 07-5): VC
YESHI NEUMANN AND ALAN STEINBACK**

The applicant is proposing to legalize the following: 1) conversion of an attached garage to a second unit that will be modified to be 600 square feet in size; 2) approximately 585 square feet of illegally constructed deck and stairs; and 3) 273 square feet of storage area above 7.5 feet in height. The proposed project would result in a new floor area for the main residence of 2,391 square feet in size, and 600 square feet for the second unit. The proposed project will maintain the existing setbacks: 1) 43 feet, 11 inches side (west) setback; 2) 26 feet, 2 inches rear setback; 3) 17 feet, 8 inches front setback; and 4) 8 feet, 1 inch side (east) setback. The proposed decks to be legalized are all within the required setbacks. The subject property is located at **195 Sunset Way, Muir Beach**, and is further identified as **Assessor's Parcel 195-235-65**.

**C3. COASTAL PERMIT (CP 08-19) AND MINOR DESIGN REVIEW (DM 08-23): VC
ROBERT SPOOR**

The applicant is proposing approval for construction of a garage on the 2.1 acre parcel. Currently the site is developed with a single-family residence and a barn. The applicant is proposing a 504 square foot garage that would be 14 feet, 8 inches in height and would be located to the east of the residence, 3 feet from the side (east) property line. The subject property is located at **10 McDonald Lane, Point Reyes**, and is further identified as **Assessor's Parcel 119-111-29**.

**C4. COASTAL PERMIT (CP 08-11) AND DESIGN REVIEW (DM 08-10): VC
BARBARA SARGENT NEW SFD**

The applicant is proposing to construct a new two-story 3,499 square foot single-family residence, with a detached 540 square foot garage on the 2.03 acre lot. As proposed, the residence would result in a floor area ratio (FAR) of 4.5 percent. The residence would attain a maximum height of 24 feet, 10 inches above grade and the following approximate setbacks from corresponding property lines: front (east) 198 feet, side (north) 60 feet, rear (west) 35 feet, and side (south) 108 feet. The detached garage would attain a maximum height of 14 feet, 8 inches above grade and the following setbacks from corresponding property lines: side (north) 53 feet and rear (west) over 40 feet. Also proposed are two retaining walls. One would be located to the north of the residence, approximately 20 feet from the northern property line and attain a height of 7 feet, 4 inches. The second retaining wall would be near the driveway entrance and would have a height of approximately 9 feet, 9 inches and face Sir Francis Drake Road. The existing driveway will remain and be improved to conform to Marin County Fire requirements, with three turnouts, and finished with a concrete overlay. There would be 8 Douglas-fir and one Tan oak tree removed that are less than 6 inches in diameter, and 3 Red alder trees that are less than 10 inches in diameter. The subject property is located at **12555 Sir Francis Drake Blvd., Inverness**, and is further identified as **Assessor's Parcel 114-111-02**.

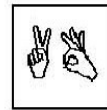
HEARING ITEM

9:25 A.M. H1. **COASTAL PERMIT (CP 05-52) DESIGN REVIEW (DM 05-93) AND
SECOND UNIT PERMIT: GARY FERGUS AND ISABELLE BEEKMAN**

CG

The applicant is proposing construction of a 736 square-foot second unit with a 112 square foot downstairs storage and utility room, on a 17,375 square foot residentially developed property in Inverness. The proposed second unit would maintain a maximum height of 22 feet, 10 inches above natural grade (ridge elevation of 134 feet, 10 inches.), and would maintain the following setbacks from the closest corresponding property lines: 21.5 feet from the north (rear) property line, 6 feet 9¼ inches from the east (side) property line, and 72 feet from the west (left side) property line. Proposed exterior materials include stained cedar siding and dark gray composition shingle roofing. The subject property is located at **193 Park Avenue, Inverness**, and is further identified as **Assessor's Parcel 112-251-14**.

This item was continued from the hearing of November 15, 2007.



American sign language interpreters and assistive listening devices may be requested by calling (415) 499-6172 (TDD) or (415) 499-6104 (TDD & Voice) at least 72 hours in advance. Copies of documents are available in accessible formats upon request.