

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING FEBRUARY 28, 2008

Johanna Patri, Hearing Officer

HEARING ITEM

- 9:00 A.M. H1. A. NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: NEO**
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 application and revisions prepared by CSW/Stuber-Stroeh Engineering Group, Inc. for Harriet Crandall. The applicant submitted revised plans in response to comments received on the Draft Negative Declaration of Environmental Impact in November 2006, and further revised plans in response to directions received from the Deputy Zoning Administrator. 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 a common driveway in the location of the existing driveway to the existing residence. Retaining walls totaling 220 lineal feet are proposed along portions of the driveway with heights of 1-foot to 6 feet above grade. The driveway would have a maximum slope of 18% requiring 550 cubic yards of excavation and 350 cubic yards of embankment fill. A 40-foot long turnout is provided along the driveway and a fire truck turnaround area is proposed adjacent to the existing residence. The lot shapes and sizes have 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 that would be 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. An existing spring box that is 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**.

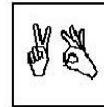
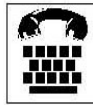
This item was rescheduled from the hearing of July 12, 2007, and continued from the hearings of August 16, September 27, October 11, October 25, November 29, 2007 and January 17, 2008.

HEARING ITEM

9:15 A.M. H3. COASTAL PERMIT (CP 07-25), DESIGN REVIEW (DC 07-65),
AND SECOND UNIT PERMIT (SU 07-15): WALTER CONNOLLY

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Hearing proposing to retroactively authorize the conversion of an existing 380 square foot detached accessory structure into a second dwelling unit. The detached accessory structure has a height of 14 feet and is located 4 feet from the rear westerly property line, and 29 feet from the northerly side property line. The project also includes proposals to legalize a 12-foot tall entryway trellis over the driveway, new hot tub, conversion of the existing 357 square foot garage into an art studio (the structure is labeled as a garage on the plans, but the structure does not have a garage door on the plans, therefore it is not a garage), removal of 5 bay trees, and construction/legalization of an 8-foot tall fence along the front property line (the applicant is proposing to remove portions of the planter encroaching into the right-of-way) and 6-foot tall fencing along the side and rear property lines. The subject property is located at **65 Edgemont Way, Inverness**, and is further identified as **Assessor's Parcel 112-254-08**.



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.