

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

Johanna Patri, Hearing Officer

CONSENT ITEMS*

9:00 A.M. C1. COASTAL PERMIT (CP 08-17): STINSON BEACH COUNTY WATER DISTRICT JT

A proposal for the replacement of the District's existing Surface Water Treatment Facility and existing Surface Water Treatment Facility buildings with new water treatment equipment of equal capacity (200 gallons per minute), a new water treatment plant building, and related tanks. The existing backwash pond, process unit for conventional treatment, and lab building would be demolished and replaced with a new treatment building in approximately the same location. The proposed 2,100 square foot treatment building would reach a maximum height of 16.5 feet above grade and would have the following minimum setbacks: more than 100 feet from the southern front property line; 4 feet from the western side property line; 40 feet from the eastern side property line; and 5 feet from the northern rear property line. The facility would remain fenced and inaccessible to the public. The subject property is located at **the northern end of Laurel Avenue, Stinson Beach**, and is further identified as **Assessor's Parcel 195-260-48**.

9:05 A.M. C2. COASTAL PERMIT (CP 08-22) AND DESIGN REVIEW (DR 08-24): JOHN WOOKEY JT

The owner is proposing to demolish 23 square feet of the existing 2,822 square foot residence and attached garage and construct 1,325 square feet of upper and lower level additions. The additions would reach a maximum height of 24.5 feet above grade and would have a 60 foot setback from the northwestern front property line. There is no record of permits for the existing residence, the existing 825 square foot detached garage, the small shed in the front yard, or the fence attached to the residence. Therefore, the applicant also proposes to legalize the existing structures on the site. The septic system would be improved to be consistent with current requirements. The subject property is located at **555 Via De La Vista, Inverness**, and is further identified as **Assessor's Parcel 112-050-46**.

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

**9:10 A.M. C3. COASTAL PERMIT (CP 08-24) AND SECOND UNIT AMNESTY PERMIT (SA 08-28):
JOHN AND CAROLYN LONGSTRETH JP**

Hearing proposing a Second Unit Amnesty Permit to legalize the conversion of approximately 430 square feet of the lower level of an existing single-family residence into an attached second unit on an approximately 19,000 square foot parcel in Inverness. The existing primary residence is approximately 3,170 square feet in size. No new physical additions are proposed as part of this project. The subject property is located at **10 Balmoral, Inverness**, and is further identified as **Assessor's Parcel 112-143-11 (formerly 112-143-01, -02, and -10)**.

**9:15 A.M. H1. A. NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: NEO
ELLOWAY SUBDIVISION (SD 07-2)
B. ELLOWAY SUBDIVISION (SD 07-2)**

Hearing proposing to divide the subject 7.8-acre property into six lots. Access to the existing residence would continue to be from the existing driveway on Indian Valley Road. Access to the other five lots would be from a new 480-foot cul-de-sac private street extending east from Wilson Avenue. The proposed street would span Wilson Creek with a new bridge. Right-of-way widening is proposed to widen Wilson Avenue by 30 feet, and Indian Valley Road by 15 feet. A portion of Hatch Road along the northern property line has been vacated to preclude the use of the right-of-way and retain the rural character without through traffic from McClay Road to Wilson Avenue. Drainage improvements are proposed to safely convey stormwater runoff to Wilson Creek. Portions of Wilson Creek would be stabilized and repaired with riprap to minimize erosion. Sanitary service would be provided by individual on-site sewage disposal systems for each lot. The project does not include any proposals to construct residences on the 5 new lots proposed, however, the environmental review will include potential build out and projected impacts from the construction of 5 new residences and septic systems. The 7.8-acre property is located near the western end of Indian Valley Road on the east side of Wilson Avenue in the northwestern region of the unincorporated Indian Valley community in Novato. The address of the property is **1970 Indian Valley Road, Novato**, and is further identified as **Assessor's Parcel 146-261-21 and -22**.

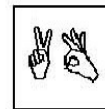
HEARING ITEMS

**9:30 A.M. H2. DESIGN REVIEW (DM 07-43) AND USE PERMIT (UP 07-32):
LORI ROBINSON AND ROSEMARIE SCAFA**

VCP

Hearing proposing additions and renovations to an existing 1,683 square foot residence on the 17,916 square foot parcel. Design Review is required for retaining walls, pool, vestibule, and landscape and hardscape features. Use Permit approval is required for encroachment of the carport and storage enclosure into the front (west) and side (south) setbacks. The proposed work to occur within the setbacks include: 1) a new 25 foot long by 8.5 foot wide vestibule, with a height of 9 feet, 3 inches; 2) new pool, terrace and retaining wall (height of 9 feet); 3) new stairs, retaining wall (Max. height of 9 feet), and planter boxes; 4) new 673 square foot carport and storage, with a height of 12 feet. Also proposed is a new 650 square foot addition to the rear (east) of the residence, connected to the main residence by an enclosed bridge. The subject property is located at **530 Shoreline Highway, Mill Valley**, and is further identified as **Assessor's Parcel 050-081-13**.

This item was continued from the hearing of March 13, 2008.



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.