

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING May 15, 2008

Johanna Patri, Hearing Officer

CONSENT ITEMS*

9:00 A.M. C1. USE PERMIT (UP 08-20): MARIN FRENCH CHEESE COMPANY

CG

A proposal to consider approval for the temporary use of an existing 6,400 square foot barn as exhibit space for “21 Days of Black Rock City”, a presentation of photographic images of the Burning Man Festival. As proposed, the exhibit would be held from May 30 through August 17, 2008 and from September 26 through November 23, 2008. The exhibit would be open Friday through Sunday and holidays, from noon to 5:00 p.m. and no admission fee would be charged. The exhibit would be open to the public and Cheese Company visitors and the applicant proposes to organize tours of the exhibit for Marin and Sonoma County school children. The existing barn proposed to house the temporary exhibit is located behind the main cheese factory complex, approximately 400 feet north of Point Reyes-Petaluma/Redhill Road. No exterior modifications to the structure are proposed. Proposed temporary signage for the exhibit would include two 42” by 48” signs installed along Petaluma-Point Reyes Road as well as two 42” by 70” wall-mounted signs on the barn and an adjacent storage building. This barn was previously approved for a similar temporary art exhibit use in 2005. The subject property is located at **7500 Redhill Road, Petaluma**, and is further identified as **Assessor's Parcel 125-060-10**.

Jeremy Tejrjian, Hearing Officer

9:05 A.M. C2. USE PERMIT (UP 08-19): MARIN HOUSING AUTHORITY

LAJ

Hearing requesting a Temporary Use Permit to set up the Marin City Farm Stand in a 600 square foot grassy area between the parking lot and the tennis courts at 103 Drake Ave. As proposed, the fresh produce stand will be open 4:00-8:00 pm on Fridays and/or 10:00 to 2:00 pm Saturdays from April through October. The Environmental Education Council of Marin will be the sole vendor and offer fresh fruits and vegetables to the Marin City community. Tables and awnings will be set up and taken down each day, and the area will be cleaned up after hours of sales. The subject property is located at the corner of **Drake and Donahue Street, Marin City**, and is further identified as **Assessor's Parcel 052-140-41**.

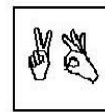
*Should controversy develop, any matter under Consent consideration
will be rescheduled and heard after the last item on the calendar.

HEARING ITEM

9:10 A.M. **H1. COASTAL PERMIT (CP 08-21)AND VARIANCE (VR 08-6):
LEIF AND DEBRA PETERSON**

NEO

Hearing proposing to legalize as-built improvements to an existing 396 square foot single-family residence, construction of a 120 square foot canvas storage shed, and partial construction of a 1,271 square foot deck in the rear yard above the septic system tank and leach field. The proposal includes additional renovation of the residence to comply with current Building Codes including minimum ceiling heights, completion of the deck, and construction of a new replacement bathroom. The total floor area proposed would be 536 square feet on the 2,400 square foot property resulting in a floor area ratio of 22.3%. The residence would have a maximum height of 11.5 feet above grade and the following setbacks to the nearest corresponding property lines: 1 foot front (east), 2.5 feet side (north), 14.75 feet side (south), and 40.5 feet rear (west). The canvas storage shed would have a maximum height of approximately 10 feet above grade and the following setbacks to the nearest corresponding property lines: 51 foot front (east), 14 feet side (north), 6 feet side (south), and 16.75 feet rear (west). The deck would be approximately 1.25 feet above grade with the following setbacks to the nearest corresponding property lines: 16.5 foot front (east), 0.5 feet side (north), 0 feet side (south), and 2 feet rear (west). Only one on-site parking space is proposed to provide adequate separation from the septic tank. One guest parking space is proposed along the frontage of the property in the Calle del Pradero right-of-way. The subject property is located **at 26 Calle del Pradero, Stinson Beach**, and is further identified as **Assessor's Parcel 195-163-09**.



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.