

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING June 12, 2008

Johanna Patri, Hearing Officer

CONSENT ITEMS*

9:00 A.M. C1. COASTAL PERMIT (CP 08-38): BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT VCP

A proposal to consider approval for the placement of ground mounted solar arrays at 400 Mesa Road that would span approximately 152 feet by 38 feet, and be mounted flush to natural grade with a maximum height of approximately 2 feet. The system would be located to the north of the water treatment building, on the south aspect of the levee, within 100 feet of the reservoir. The project would be constructed between August 15th and October 15th of 2008 and would be limited to the area of existing disturbance. Work would consist of excavation for the piers that support the panels of 3 feet, 8 inches, and a trench for the conduit will run to the location of the equipment pad which is adjacent to the water treatment building, approximately 25 feet to the south. The subject property is located at **400 Mesa Road, Bolinas**, and is further identified as **Assessor's Parcel 188-120-21**.

**C2. COASTAL PERMIT (CP 08-37) AND DESIGN REVIEW CLEARANCE (DC 08-91):
VCP
BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT**

A proposal to consider approval for the placement of ground mounted solar arrays at 101 Mesa Road that would span approximately 151 feet by 10 feet, and 75 feet by 10 feet. The panels would be ground mounted and attain a maximum height of 6 feet. The system would be located approximately 50 feet to the southwest of the waste water treatment building, and east of the service road, within 100 feet of the settling ponds and wetlands. The project would be constructed between August 15th and October 15th of 2008 and would be limited to the area of existing disturbance. Work would consist of excavation for the piers that support the panels of 5 feet, 4 inches, and a trench for the conduit, which will run to the location of the equipment pad which is adjacent to the waste-water treatment building, approximately 40 feet to the west. The subject property is located at **101 Mesa Road, Bolinas**, and is further identified as **Assessor's Parcel 193-030-38**.

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

9:05 A.M. C3. **(Continued)** FLOATING HOME ADJUSTMENT (FH 08-2): CHRIS TELLIS NEO

A proposal to remodel an existing floating home with new architectural features to improve the aesthetics of the visual form with decorative finials, deck kneebraces, handrails, a flag pole, a trellis, and 2 gabled roof extensions over the south and north decks; a reduction in the width of side decks by 2.5 feet and approximately 310 square feet; removal of a greenhouse on the north deck; and removal of a large deck on the south side. The existing 1,598 square foot floating home is 25.7 feet wide on a 30-foot wide barge, is 36 feet long, and has a maximum height of 21 feet above the water line. The upper level has 669 square feet of floor area that is 72% of the barge level that has 927 square feet of floor area. Floating Home Adjustment approval is required for substantial remodeling of an existing legal non-conforming floating home pursuant to Marin County Code Section 22.46.030.C.2, because the proposal would result in a modified floating home with more cubical contents and with a 25.7-foot width and a 21-foot height, that exceed the 20-foot width and height standards. The subject property is located **at 12 Yellow Ferry Harbor, Sausalito**, and is further identified as **Assessor's Parcel 901-060-12**.

**This item has been continued to a date to be determined,
and will be re-noticed.**

9:10 A.M. C4. COASTAL PERMIT (CP 06-1) AND DESIGN REVIEW (DR 06-4): TOM RITCHEY SG/JP

A proposal requesting a four-year Coastal Permit and Design Review Extension to vest the Ritchey Coastal Permit (CP 01) and Design Review (DR 06-04) conditional approvals granted by the Deputy Zoning Administrator in April 2006 for the construction of a 2,978 square foot, two-story, three-bedroom primary residence with 1,500 square feet of deck and porch area and a maximum height of 25 feet above grade. Proposed setbacks from corresponding property lines consist of: 165 feet from front (southwest) property line; 25 feet from rear (northeast) property line and 15 feet to the public access easement; 170 feet from the side (southeast) property line; and 75 feet east of the second dwelling unit. Building permits have been granted for the conditionally approved single-story detached Second Unit and the 2,640 square foot, single-story detached accessory barn structure with a maximum height of 22.5 feet above grade. The subject property is located at **100 Toby Road, Pt. Reyes Station**, and is further identified as **Assessor's Parcel's 119-270-09, 119-260-05 and 119-270-11**.

9:15 A.M. C5. COASTAL PERMIT (CP 08-6), SECOND UNIT PERMIT (SU 08-39)
AND DESIGN REVIEW (DR 08-7): WILLIAM AND SUSAN STITT

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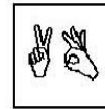
A proposal requesting approval to construct additions to an existing single family residence measuring 543 square feet, a new, approximately 710 square foot second unit, and a new, approximately 400 square foot garage. First floor improvements will consist of expanding the existing utility area on the first floor and adding a new bathroom and closet adjacent to the utility area. Second floor improvements include an addition to the office on the second story and a large storage closet. The additions would bring the front of the house within approximately 6 feet of the front property line. Also proposed is an approximately 194 square foot solarium that would connect the primary residence and the proposed second unit. Upon completion, the residence would total 2,069 square feet. The second unit will be attached to the western edge of the existing residence and would be located approximately 6 feet from the northerly, front property line and 27 feet from the westerly side property line. The proposed garage would be located approximately 1 foot from the front (northerly) and side (easterly) property lines. The location and size of the garage are extremely limited due to required setbacks from the leach lines and the location of the house and propane tank, and the slope of the lot. Upon completion, development at the project site would total approximately 2,779 square feet and have a floor area ratio (FAR) of 22.3 percent. The subject property is located at **55 Balmoral Way, Inverness**, and is further identified as **Assessor's Parcel 112-144-28**.

HEARING ITEM

9:20 A.M. H1. VARIANCE (VR 07-30): PETER EDMISTER

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A proposal to construct a new entry deck and stairs along the northerly and easterly elevations of the existing single-family residence. The project also includes the conversion of the existing internal staircase into a storage room (on the lower floor) and a kitchen (on the upper floor). All of the proposed improvements are located within the required 25-foot front yard setback established by R-1:B-1 zoning district. The stairs and deck addition would be located 6.5 feet from the front property line, and the internal stair/kitchen remodel would be located 12.5 feet from the front property line (along Gibson Avenue). Variance approval is required because the project is proposed to be located 6.5 feet from the northeasterly front property line where a setback of 25 feet would otherwise be required by the governing R-1:B-1 zoning district. The subject property is located at **207 Gibson Avenue, Mill Valley**, and is further identified as **Assessor's Parcel 051-272-29**.



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.