

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

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**Johanna Patri, Hearing Officer**

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**CONSENT ITEMS\***

**9:00 A.M. C1. USE PERMIT (UP 08-28), DESIGN REVIEW CLEARANCE (DC 08-45) AND SECOND UNIT PERMIT (08-28): MILLER**

**VL**

A proposal to convert an existing 400 square feet detached accessory structure, located at the western end of the property, into a legal second unit. The Use Permit is to allow the height of the structure to be 17 feet, 2 inches from grade, where a maximum of 15 feet is permitted under the governing zoning district. As built, the detached second unit attains a height of approx. 17 feet 2 inches from grade and maintains the following setbacks: 10 feet min. from rear property line (west); 17 feet min. from north and south side property lines; and 100 feet minimum from front property line (east). The subject property is located at **55 Caribe Isle, Novato**, and is further identified as **Assessor's Parcel 157-530-07**.

**9:05 A.M. C2. COASTAL PERMIT (CP 06-3) EXTENSION (EX 08-22): PAMELA WHITEHEAD SG**

An extension request for a previously approved project for the construction of a new approximately 2,059 square-foot single-family-residence. The subject property is 26,000 square feet in size and the proposed residence that would be constructed on this lot would have a maximum height of 19 feet and would contain one story. Exterior surfaces of the residence would be finished with horizontal beveled wood siding that is stained brown. A new on-site private septic system would serve the proposed residence. The Bolinas Community Public Utilities District would supply water for the residence. The structure would be located approximately 37 feet from the northwestern (front) property line (that fronts along Poplar Road), 16 feet from the northeastern (side) property line (that fronts along Locust Drive), 71 feet from the southeastern (rear) property line, and 110 feet from the southwestern (side) property line. A new 12-foot wide gravel driveway connecting to Locust Drive would provide access to the site. The subject property is located at **271 Poplar Ave, Bolinas**, and is further identified as **Assessor's Parcel 190-041-32**.

**9:10 A.M. C3. VARIANCE (VR 08-9): JAMES AND CAROL MATNEY**

**SG**

A proposal to construct a 288 square-foot addition on two levels to an existing 2,424 square-foot single-family residence in Tiburon. The proposed floor area ratio of the residence would be 15.9 percent on the 17,022 square foot lot and would attain a maximum height of 27 feet. A Variance is required because the proposed additions will maintain a minimum setback of 14 feet from the front property line, where 30 feet is required by the R-1:B-4 zoning district. The residence with the proposed addition would maintain the following approximate setbacks from the nearest corresponding property lines: (1) 14 feet from the westerly front property line; (2) 31 feet from the easterly rear property line; (3) 27 feet from the northerly side property line; and (4) 61 feet from the southerly side property line. The subject property is located at **13 Teaberry Lane, Tiburon**, and is further identified as **Assessor's Parcel 058-091-10**.

**9:15 A.M. C4. USE PERMIT (09-3): SOPHIE ZIEGLER**

**VC**

A proposal to construct a new tennis court with fencing that would be 10 feet in height. The tennis court would be over 100 feet from any property line. The subject property is located at **2200 Nicasio Valley Road, Nicasio**, and is further identified as **Assessor's Parcel 034-071-08**.

**9:20 A.M. C5. USE PERMIT (UP 07-6) AND SIGN REVIEW (06-4): DOROTHY FRIBERG VC**

A proposal to establish a business offering psychic services that will be available by appointment during the hours of 11 am to 8 pm and will employ one employee. The business will be located at the front (west) side of the office building. The new sign would be 3 feet tall by 14.5 feet wide, and read "Fortune Teller" in goudy old-style western font with lettering  $\frac{3}{4}$  foot tall by  $\frac{1}{2}$  foot wide. The sign will be internally illuminated with off-white background and green lettering. The subject property is located at **1050 Redwood Highway, Mill Valley**, and is further identified as **Assessor's Parcel 034-071-08**.

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

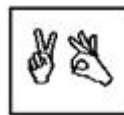
**HEARING ITEM**

**9:30 A.M. H1. COASTAL PERMIT (CP 08-1) AND VARIANCE (VR 08-14): GARY BALL AND DIANE VONK**

**CG**

A proposal for the reconstruction of an existing fire damaged cottage on a 2,100 square foot property in the village area of Dillon Beach. As proposed, the 1,490 square foot residence would be approximately 1 foot lower than the existing roof ridge height (with a maximum height of 19.5 feet above grade) and would continue to maintain the following pre-existing setbacks from corresponding property lines: 9-feet, 6-inches from the western front property line (along Cliff Street), 1-foot from the northern side property line, 0-feet, 3-inches from the southern side property line, and 2-feet, 1-inches from the eastern rear property line. Proposed exterior materials include grey-stained cedar shingles and grey composition roof shingles. Also proposed is a new septic system to serve the residence. The subject property is located at **4 Cliff Street, Dillon Beach**, and is further identified as **Assessor's Parcel 100-123-15**.

**This item has been rescheduled to the hearing of August 14, 2008.**



Late agenda material can be inspected in the Community Development Agency between the hours of 8:00 a.m. and 4:00 p.m. The Community Development Agency is located in Room 308 Marin County Civic Center, 3501 Civic Center Drive, San Rafael.

The Planning Commission Chambers is accessible to persons with disabilities. If you require American Sign Language interpreters, assistive listening devices, or other accommodations to participate in this meeting, you may request them by calling (415) 473-4381 (voice/TTY) or 711 for the California Relay Service or e-mailing [disabilityaccess@co.marin.ca.us](mailto:disabilityaccess@co.marin.ca.us) at least four working days in advance of the event. Copies of documents are available in accessible formats upon written request.