

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING August 14, 2008

Johanna Patri, Hearing Officer

HEARING ITEMS

9:00 A.M. H1. SECOND UNIT (SU 08-36), VARIANCE (VR 08-18), AND DESIGN REVIEW (DC 08-86):
SCOTT JOLLEY **SG**

A proposal to convert the understory of an existing residence into a second unit. The total floor area ratio of 3,118 square feet would result in a floor area ratio of 43 percent. The addition would be located in an existing understory area, and therefore would not increase the height or the building footprint of the existing residence. A Variance is required because the addition would exceed the maximum 30 percent floor area ratio and would not meet the 25-foot front required by the governing R-1 zoning district. The addition would be used as the location for a second unit. Since the subject property does not meet the 7,500 square foot minimum lot size required by the governing zoning district, Design Review Clearance as well as Variance approval is necessary to permit the location of a second unit in the addition. The exterior walls of the addition would have the following minimum setbacks: 22 feet 10 inches from the northerly front property line; 10 feet three inches from the eastern side property line; 19 feet from the western side property line, and; 19 feet 7 inches from the southern rear property line. The subject property is located at **361 Woodside Ave, Mill Valley**, and is further identified as **Assessor's Parcel 050-163-02**.

9:10 A.M. H2. A. NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT:
SUTTON COASTAL PERMIT (CP 06-31) AND USE PERMIT (UP 09-8) **CG**
B. SUTTON COASTAL PERMIT (CP 06-31) AND USE PERMIT (UP 09-8)

A proposal requesting approval to demolish an existing 1,896 square foot residence that straddles Easkoot Creek (formerly Elwood's Bar and Restaurant) and construct a new 1,649 square foot residence and 748 square foot secondary unit and an associated septic system on the subject property at the corner of Shoreline Highway and Calle del Arroyo in Stinson Beach. As part of the project, all four historic lots comprising Assessor's Parcels 195-162-45 and -46 (formerly 195-162-39) would be merged into one building site. Easkoot Creek is a blue line stream that traverses the northern half of the parcel. Due to the property's size and shape, almost the entire parcel is located within the designated 100-foot wide stream conservation area for this creek. The new residence, secondary unit, and septic system are proposed to be constructed on the southern half of the 14,369 square foot site, with a minimum setback of 50 feet to the top of creek bank. A riparian planting plan is also proposed along the creek. The proposed primary residence would attain a maximum height of 23 feet, 6-inches above grade and the proposed second unit would attain a maximum height of 16-feet, 9-inches above grade. Proposed development would maintain the following setbacks from corresponding property lines: Zero feet from the east front property line along Calle del Onda (at the carport), 6 feet from the southern side property line, 14 feet from the western rear property line along Calle del Resaca, and 2 feet from the nearest portion of the northern side property line (along Calle del Arroyo).

The property address is **3715 Shoreline Highway, Stinson Beach, California 94937**, and is further identified as Assessor's Parcels **195-162-45 and -46 (formerly 195-162-39)**.



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 at least four working days in advance of the event. Copies of documents are available in accessible formats upon written request.