

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING August 28, 2008

Johanna Patri, Hearing Officer

CONSENT ITEMS*

9:00 A.M. C1. COASTAL PERMIT (CP 08-51) and DESIGN REVIEW (DM 08-40):
JIM PETERSON

SG

A proposal requesting approval for a new 2,560 square foot barn. The barn is replacing an existing sixty (60) foot wide, fenced arena. The barn is to be used primarily as a stable for the owner's horses and storage of equipment. The 23 foot 6 inch tall barn would maintain the following approximate setbacks from corresponding property lines or road right of way edge: **front** (east) 300 feet, **side** (northeast) 250 feet, **side** (north) 410 feet, **rear** (west) 37 feet, and **side** (south) 112 feet. The proposed barn would be approximately 45 feet from an existing barn, 226 feet from the existing, on-site residence, 160 feet from a slough, and 200 feet from a seasonal pond. The subject property is located **125 Horseshoe Hill Road, Bolinas**, and is further identified as **Assessor's Parcel 188-150-71**.

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

HEARING ITEMS

9:05 A.M. H1. COASTAL PERMIT (CP 08-42) and DESIGN REVIEW (DM 08-40):
ANNA FRANCIS

JT

A proposal requesting approval to construct a residence with an attached garage and two barns on a property adjacent to State Route 1 in Point Reyes Station. The proposed two story 3,716 square foot residence and garage would reach a maximum height of 25 feet above natural grade and would be located more than 100 feet from all property lines at the end of a new driveway leading from McDonald Lane. The two barns would both be located several hundred feet southwest of the residence and would be located a minimum of 45 feet from the northwestern property line and more than 100 feet from all other property lines. The barns would reach an approximate height of 15 feet above natural grade. The barns would be approximately 2,368 square feet in size and 1,470 square feet in size, respectively. Two existing sheds on the property are proposed to remain in the current location, which is a minimum of 20 feet from the eastern side property line. A new septic system would be installed, with the leachfield located on the northeastern portion of the property. Driveways would be constructed leading from McDonald Lane to the proposed residence, barns and sheds. The subject property is located at **35 McDonald Lane, Point Reyes Station**, and is further identified as **Assessor's Parcel 119-101-08**.

**9:15 A.M. H2. 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**.

Jeremy Tejirian, Hearing Officer

**9:20 A.M. H3. COASTAL PERMIT (CP 07-34) AND DESIGN REVIEW (DR 07-45):
BEVERLY BIONDI**

NEO

A proposal requesting approval to construct a 1,355 square foot one-bedroom residence on a 10,000 square foot lot. The proposed residence would have a height of 24.5 feet as measured from finished exterior grade. The residence would have the following setbacks from corresponding property lines and access easement: 12 feet front easement (west), 3 feet side (north), 40 feet side (south), and 49 feet rear (east). The residence would be finished with hardiplank exterior siding and dark-colored shingle roofing. The Marin County Fire Department approved the Vegetation Management Plan with the removal of seven pine trees, the use of fire-safe hardiplank siding, fire sprinklers, and Class A roofing. An existing, unpermitted residence would be demolished prior to construction of the proposed new residence. The subject property is located at **9 Charlotte's Way, Muir Beach**, and is further identified as **Assessor's Parcel 199-251-58**.



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.