

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING September 11, 2008

Jeremy Tejrjian, Hearing Officer

CONSENT ITEMS*

**9:00 A.M. C1. COASTAL PERMIT (CP 08-48), AND USE PERMIT (UP 08-27):
DEAN AND KATHLEEN HART**

LAJ

A proposal to demolish a 245-square foot detached garage in the side and front yard setbacks, and replace it with a 336-square foot detached garage with the same setback variance distances. The proposed garage would be accessory to an existing 1,400 square foot single-family residence with a 23% floor area ratio. The proposed garage would attain a maximum height of about 14.5 feet and would maintain the following minimum setbacks: 1.8 feet from the south side property line and 0 feet from the east front property line, with the roof encroaching approximately 9 inches into the Terrace Avenue right-of-way. A stepped concrete retaining wall/foundation with a maximum height of about 8 feet is proposed on the north, south, and west sides of the garage. A new concrete pad and grape stake enclosure is proposed for the existing propane tank in the northeast corner of the lot, approximately 9 inches from the north side and 1.5 feet from the east front property lines. A new 4.5-foot tall retaining wall around the concrete pad for the propane tank is proposed on the north side property line and 1 foot from the front property line. A Use Permit is required to allow the garage and propane tank to project into the required 25-foot front yard setback and 10-foot side yard setback. The subject property is located at **14 Terrace Avenue, Bolinas** and is further identified as **Assessor's Parcel 193-133-35**.

Benjamin Berto, Hearing Officer

**9:05 A.M. C2. COASTAL PERMIT (CP 04-17), EXTENSION (EX 08-32) AND MINOR
DESIGN REVIEW (DC 04-29), EXTENSION (EX 08-33): SANDY FIELDS**

VL

A proposal to vest for the construction of a 1,342 square foot addition to an existing 762 square foot single-family residence and to construct a 672 square foot detached garage. The proposed residence would meet the following minimum setbacks to corresponding property lines: 12 feet from the north (rear) property line, 45 feet from the south (front) property line, 10 feet from the east (right side) property line, and approximately 275 feet from the west (left side) property line. The proposed garage would meet the following minimum setbacks to corresponding property lines: 57 feet from the north (rear) property line, 8 feet from the south (front) property line, 42 feet from the east (right side) property line, and 312 feet from the west (left side) property line. In addition, the applicant (with consent from the neighboring property owners) is proposing removal of 16 eucalyptus trees located along the common property line between the subject property and Assessor's Parcel 119-081-28 (70 Overlook Road). The subject property is located at **76 Overlook Road, Point Reyes Station**, and is further identified as **Assessor's Parcel 119-081-18**. No modifications to the August 31, 2006 approved plans were submitted with this application.

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

Johanna Patri, Hearing Officer

**C3. COASTAL PERMIT (CP 04-40) AND DESIGN REVIEW (DR 08-38):
W. EDWARD NUTE**

SG

A proposal for a new 2,896 square foot residence. The residence is replacing an existing 2,385 square foot residence. The two-level 22 foot high residence would maintain the following approximate setbacks from corresponding property lines or road right of way edge: 300 feet from the northeast front property line; 300 feet from the southwest rear property line; 200 feet from the northwest side property line; and 80 feet from the southeast side property line.. The subject property is located at **545 Vision Road, Inverness**, and is further identified as **Assessor's Parcel 109-150-24**.

This item was continued to a date uncertain.

HEARING ITEMS

**9:15 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**.

This item was continued from the hearing of August 28, 2008.

9:25 A.M. H2. A. **NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT:
SUTTON COASTAL PERMIT (CP 06-31) AND USE PERMIT (UP 09-8)**
B. **SUTTON COASTAL PERMIT (CP 06-31) AND USE PERMIT (UP 09-8)**

CG

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)**.

This item was continued from 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.

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