

REVISED MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING September 25, 2008

Johanna Patri, Hearing Officer

**9:00 A.M. C1. COASTAL PERMIT (CP 08-11) AND DESIGN REVIEW (DR 08-10):
PETER LAMBERT**

VCP

A proposal requesting Coastal Permit and Design Review approval for the demolition of an existing single-family residence and replacement with a new 1 bedroom, 1.5 bath single-family residence. The existing residence is 1,378 square feet in size with a 665 square foot, detached studio. The proposed residence would be 3,025 square feet in size with a 779 square foot 2-car garage. The proposed exterior materials for the new home are: wood siding, stone garage and retaining walls, copper and solar paneled roofing. The existing studio would also be renovated to include: 1) a new bathroom; 2) remove existing skylights; 3) installation of solar panels; 3) new windows, doors and board siding; 4) replacement of existing deck railing with glass; 5) enclosing below deck; 5) concrete barrier around the perimeter, under grade; 6) replacement of foundation vents; and 7) breeze way connection to the proposed new residence. Also proposed is: 1) a new driveway; 2) new landscaping; 3) new retaining walls; 4) new terrace; 5) replacement of existing septic system; 6) removal of 15 trees; and 7) new planters and hardscaping. The proposed trees for removal are all Monterey pine (*Pinus radiata*) and range in size from 7 inches to 36 inches in diameter. The subject property is located at **100 Sunset Way, Muir Beach**, and is further identified as **Assessor's Parcel 199-221-20**.

9:00 A.M. C2. COASTAL PERMIT (CP 09-6): ROBERT AND DIANA EKEDahl

SG

A proposal requesting a Coastal Permit approval to install 12 drilled piers and grade beams on a residentially developed property in an attempt to stabilize the Bolinas bay-side bluff. The beams will be approximately 48 feet in length and 18 inches wide. The beams will not be visible upon completion of construction. The subject property is located at **47 Terrace Ave, Bolinas**, and is further identified as **Assessor's Parcel 193-142-23**.

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

CONSENT ITEMS*

9:05 A.M. C3. VARIANCE (VR 08-16), AND DESIGN REVIEW CLEARANCE (DC 08-96):
GREG AND HEIDI SHEFFER

LAJ

A proposal requesting approval to expand an existing 2,192 square foot single-family residence to 3,543 square feet. The existing home currently encroaches 11.5 feet into the required 25-foot front setback along the south driveway easement. A Variance is required for the following changes within that encroachment to 1) increase the existing maximum height from 17 feet to 23 feet and 2) further encroach into the front setback by 7 feet (28%) for a roofed entry landing. As proposed, the residence would result in a floor area ratio (FAR) of 31.8% on the 11,292 square foot parcel. The project qualifies for a Variance Exemption for the FAR (Sections 22.54.040) and requires Design Review Clearance. The proposed residence would attain a maximum height of approximately 30 feet above existing grade and maintain the following setbacks: 25 feet from the north front property line along Edgewood Avenue, 6.5 feet from the west side property line, 13.5 feet from the south front driveway easement, and 15 feet from the east side property line.. The subject property is located at **319 Edgewood Avenue, Mill Valley**, and is further identified as **Assessor's Parcel 047-021-09**.

9:10 A.M. H1. COASTAL PERMIT (CP 08-45), AND DESIGN REVIEW (DM 08-51):
ROBERT AND CAROL FISHER

KT

A proposal to convert 1,136 square feet of office space, located at the rear of the current veterinary clinic (Point Reyes Animal Hospital), to living space to serve the resident veterinarian. The proposed converted space will be used in conjunction with the veterinary clinic (2,336 square feet) now in operation. The resultant 4,032 square foot structure will maintain the pre-existing floor area ratio of 5% on the approximately 73,375 square foot (1.6 acre) parcel located on the east side of State Route One, south of the town of Point Reyes Station. The structure is sited: approximately 75 feet from the side (south) property line located approximately at the centerline of Lagunitas Creek; approximately 37 feet from the rear (east) property line; approximately 212 feet from the side (north) property line; and approximately 68 feet from the front (west) property line. The proposal includes the construction of a new on-site sandfilter sewage disposal system located approximately 50 feet north of the veterinary clinic structure to replace the existing septic system. The North Marin Water District provides water service to the property. The subject property is located at **11030 A State Route 1, Point Reyes Station**, and is further identified as **Assessor's Parcel 119-240-50**.



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.