

**MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA**  
**Marin County Civic Center, Room 328 - San Rafael**  
**REGULAR MEETING October 16, 2008**

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Johanna Patri, Hearing Officer

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**CONSENT ITEM\***

**9:00 A.M. C1. USE PERMIT RENEWAL (EX 09-2): COOLEY A. CRAWFORD SG**

A proposal requesting renewal of a telecommunications Use Permit. This will authorize the continued operation of the telecommunications facility atop Mount Burdell. From this location KTLN broadcasts the digital channel DT 47 and analog station TV 68. No changes to the facilities are being considered at this time. The subject property is located at **0 Mt. Burdell, Novato**, and is further identified as **Assessor's Parcel 125-120-03**.

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

**HEARING ITEM**

**9:05 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)**.

This item was continued from the hearings  
of August 14, and September 11, 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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