

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

Jeremy Tejirian, Hearing Officer

CONSENT ITEM*

9:00 A.M. C1. COASTAL PERMIT (CP 09-03): TIMOTHY CROSBY

NEO

A proposal requesting construction of 1,589 square feet of additional floor area to an existing 2,058 square foot single-family residence on a 1.03-acre lot. The residence would have 3,647 square feet of floor area, resulting in an 8% Floor Area Ratio (FAR). The proposed additions would have a maximum height of 25 feet as measured from finished exterior average grade. The additions would have the following minimum setbacks from corresponding property lines: 30 feet front (north), 26 feet side (west), 20 feet side (east), and 138 feet rear (south). The additions would match the exterior of the existing residence with Cedar shingle siding and dark-brown and light-brown speckled composition shingle roofing. The subject property is located at **9 Ahab Drive, Muir Beach**, and is further identified as **Assessor's Parcel 199-283-09**.

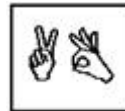
**9:05 A.M. C2. COASTAL PERMIT (CP 07-35) AND VARIANCE (VR 07-27):
FRANCESCA VIETOR**

JP

A proposal to legalize as-built remodeling of, and additions to, a 1,169 square foot permitted single-family residence, all built without County permits. The project consists of construction of approximately 978 square feet of additional living floor area on the main level, 212 square feet on the lower level and additional deck area. The project results in an approximately 2,147 square foot, four bedroom, three bath residence on the main level, with 1,173 square feet of deck area, 212 square feet of on the lower level and 149.3 square feet of understory. The project results in a floor area ratio (FAR) of 15% on the 15,330 square foot parcel. The resultant residence has a maximum height of 23.25 feet as measured from grade to the highest roof ridge. The project is proposed with the following setbacks from corresponding property lines: 45.5 feet front (west); 57 feet side (south); 11 feet side (north) to residence and less than 1 foot to deck; and 9 feet rear (east). The project requires Variance approval for required yard setback exceptions because portions of the as-built living area is located as close as 9 feet from the rear (east) property line where 20 feet is required and a portion of the as-built deck area is located less than 1 foot from the side (north) property line where 7 feet is required. Sewage disposal is proposed to be provided by construction of a new alternative Class 1, four-bedroom on-site sewage disposal system. The subject property is located at **270 Laurel Road, Bolinas**, and is further identified as **Assessor's Parcel 191-011-33**.

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

A proposal to renew a Use Permit for the continued operation of an existing unstaffed telecommunications facility on a portion of the Corda dairy farm. The existing facility is operating with two panel antennas located on a 15-foot high monopole. Each antenna currently measures 63 inches in height and 6 inches in width. The proposed project would replace these with two smaller and wider antennas measuring 51 to 53 inches in height and 11.8 to 6.8 inches in width respectively. Two existing Base Transmission Stations (BTS) located at the site are approximately 8 square feet in size and approximately 5-feet in height. A new MCPA signal amplifier that is approximately 26 inches wide, 25.8 inches high, and 9 inches deep will be flush mounted to the BTS Cabinet. All equipment is located within a cyclone and barbed wire fence enclosure that is approximately 6.5 feet in height. T-Mobile purchased the subject telecommunication facility from Cingular Wireless and has been operating the facility. With exception to the above, no other modifications are proposed for this facility. The subject property is located at **5493 10300 Redwood Highway, Petaluma, Novato** and is further identified as **Assessor's Parcel 125-130-04**.



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.