

**MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA**  
**Marin County Civic Center, Room 328 - San Rafael**  
**REGULAR MEETING January 29, 2009**

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**Johanna Patri, Hearing Officer**

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**CONSENT ITEMS\***

**9:00 A.M. C1. COASTAL PERMIT (CP 08-40) AND DESIGN REVIEW (DR 08-38):  
W. EDWARD NUTE**

**SG**

A proposal requesting approval 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 northeasterly front property line; 300 feet from the southwesterly rear property line; 200 feet from the northwesterly side property line; and 80 feet from the southeasterly side property line. The subject property is located at **545 Vision Road, Inverness**, and is further identified as **Assessor's Parcel 109-150-24**.

**C2. DESIGN REVIEW (DR 09-15) USE PERMIT RE-INSTATEMENT (EX 09-4):  
KENNETH ROSENBERG**

**SG**

A proposal to re-instate a previously approved Use Permit and Design Review (UP 97-123 and DR 97-122) for the continued operation of an unstaffed, wireless Personal Communication Services (PCS) facility on an existing monopole. The existing monopole has a height of 32 feet 6 inches and is located approximately 10 feet from the westerly property line. No changes are being proposed at this time. The subject property is located at **100 Manzanita Avenue, Novato**, and is further identified as **Assessor's Parcel 157-091-45**.

**9:05 A.M. C3. USE PERMIT (UP 09-13): JAMES STEERE  
(North Bay Korean American Presbyterian Church)**

**CG**

A proposal requesting Use Permit approval to convert an existing 3,691 square foot building into a place of worship for the North Bay Korean American Presbyterian Church. The existing structure was previously used as a large animal veterinary clinic. With the exception of minor window and door changes, no exterior modifications to the building are proposed at this time. The interior of the structure would be remodeled to accommodate a 60-seat sanctuary, three classroom spaces, an office, a kitchen, and restroom facilities. The building would be used for weekly church services and other group activities on Sundays between 11:00 a.m. and 5:00 p.m., with limited activities also occurring on Friday evenings between 8:00 and 10:00 p.m., and on Saturday mornings between 6:00 and 8:00 a.m. The existing parking area would be expanded to provide a total of 20 parking spaces (including one accessible space) and the driveway would be extended around the structure to improve on-site access. Use Permit approval is required to allow establishment of a religious institution within the governing A-10 (Agricultural) zoning district. The subject property is located at **2 San Antonio Road, Petaluma**, and is further identified as **Assessor's Parcel 125-130-13**.

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

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Jeremy Tejrjian, AICP, Hearing Officer

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HEARING ITEM

9:10 A.M. H1. USE PERMIT RENEWAL (UP 08-17): MARY AND RANDALL LAFRANCHI VCP/JP

A proposal requesting to continue operation of the Nicasio Rock Quarry situated on a 6.4-acre portion of the 375-acre Lafranchi ranch property in Nicasio. The 2001 Use Permit, approved by the Board of Supervisors, included an Operating Plan consisting of a number of standards and requirements including: (1) a maximum of 7,400 cubic yards (approximately 15,000 tons) of material may be extracted per year; (2) a maximum number of truck trips for off haul use not to exceed 300 trucks per month (600 truck trips) with a maximum of 25 trucks in any working day; (3) hours of operation from 8:00 a.m. to 5:00 p.m. Monday through Friday; and (4) use of explosive materials up to three days per year. The applicant is proposing the following changes to the 2001 Nicasio Rock Quarry Operating Plan: (1) an amended Reclamation Plan, reflecting the current site characteristics in compliance with SMARA and Marin County Code requirements; (2) a minimum (instead of approximately) of 4,250 cubic yards of topsoil material to be maintained on site; (3) an increase from three to six dump trucks of varying sizes to be stored on site; (4) storage of hazardous waste materials (e.g. batteries, waste filters, waste oil, waste anti-freeze, oxygen, acetylene) stored in designated containers located west of the quarry basin, north of the office building and adjacent to the fuel storage instead of inside the office building; (5) increasing the size of the settling pond from 10 feet by 20 feet to 18 feet by 36 feet; and (6) allowing for four 8-foot by 20-foot storage containers to store equipment limited to the use of the quarry operation (e.g. equipment parts, erosion control materials, etc.), which would be located north of the settling pond and south of the quarry basin. The subject property is located at **5400 Nicasio Valley Road, Nicasio**, and is further identified as **Assessor's Parcel 121-050-30**.



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](mailto: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.