

**MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA**  
**Marin County Civic Center, Room 328 - San Rafael**  
**REGULAR MEETING March 26, 2009**

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**Johanna Patri, Hearing Officer**

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**CONSENT ITEMS\***

**9:00 A.M. C1. COASTAL PERMIT (CP 09-10), DESIGN REVIEW (DR 09-17) AND VARIANCE (VR 09-4):  
JOHN AND EILEEN DONAHOE VCP**

A proposal for the demolition of an existing, 2,167 square foot single-family residence and detached 2-car garage, and replacement with a new single-family residence that would be 3,021 square feet in size, with a 440 square foot garage. The proposed residence would have a maximum height of 35.9 feet above M.L.L.W (34 feet NGVD), as measured from the northern (front) elevation and would maintain the following setbacks to the nearest property line: 6 feet side (east), 29 feet, 6 inches rear (north), and 6 feet side (west). The residence would contain one habitable floor level and would be elevated above the base flood elevation to comply with FEMA flood control requirements. The four-bedroom, three and a half bathroom residence would be served by a new private septic system on site. A Variance from MCC Section 22.57.094.I(2) is required for the proposed maximum height of 35.9 feet above M.L.L.W. (34 feet NGVD), where 33 feet above M.L.L.W is the maximum height standard and for the proposed finished floor elevation of 22.4 feet above M.L.L.W, where 18 feet above M.L.L.W. is the maximum standard allowed by the C-RSPS-2.9 zoning district. Variance approval is also required from MCC 22.56.130.O.I(1) for deviation from the Sea Drift Subdivision maximum height limit of 15 feet above finished floor elevation. The applicant further proposes: 1) two decks on the south and central portion of the residence; 2) new landscaping; 3) new septic system; 4) new arbor; and 5) the removal of five trees that are from 5 inch to 12 inches in diameter. The subject property is located at **142 Seadrift Road, Stinson Beach**, and is further identified as **Assessor's Parcels 195-041-14**.

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

**9:05 A.M. H1. USE PERMIT (UP 09-4) AND DESIGN REVIEW (DM 09-2):  
MARIN MUNICIPAL WATER DISTRICT**

**SG**

A proposal to consider the Marin Municipal Water District Design Review and Use Permit. The applicant, NSA Wireless, Inc is proposing to construct and operate a wireless telecommunications facility. The wireless antennas would be mounted to a 45-foot tall tree pole on the northeastern side of the property. The associated base station radio equipment cabinets will be placed in a 200-square-foot lease area also located on the northeastern side of the property. This 200-square-foot area is located within an overall lease area totaling 800 square feet. The project includes the installation and operation of new equipment and facilities. The subject property is located at **50 Creekside Drive, San Rafael**, and is further identified as **Assessor's Parcel 164-600-05**.

**MARIN FRENCH CHEESE COMPANY/AMERICAN TOWER CORPORATION AND AT&T**

A proposal to consider a wireless telecommunications facility for American Tower Corporation with the capability of locating four different wireless telecommunications service providers. The proposal includes the installation of one telecommunications facility for AT&T Mobility. The proposal includes two options, either one 50-foot tall “stealth oak tree”, or two 35-foot tall “stealth oak trees” on a hill approximately 650 feet west of Point-Reyes Petaluma Road. Associated equipment cabinets would be located within an 840 square foot lease area at the base of the “stealth oak tree or trees”. The subject property is located at **7500 Red Hill Road, (aka Point Reyes – Petaluma Road), Petaluma**, and is further identified as **Assessor's Parcel 125-060-10**.



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.