

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING April 16, 2009

Johanna Patri, Hearing Officer

CONSENT ITEMS*

**9:00 A.M. C1. COASTAL PERMIT (CP 09-23), AND DESIGN REVIEW (DR 09-42):
THOMAS REITTER**

VCP

A proposal for the construction of a 2,448 square foot two-story single family residence on a vacant 0.8 acre property located on State Route One, north of Point Reyes Station (created as Lot 5 of the Bar-Or Subdivision, approved December 2006). The proposed residence would attain a maximum height of approximately 22 feet, 10 inches above grade and would maintain the following setbacks from surrounding property lines: 53 feet, 8 inches from the front (east) property line along State Route One, 25 feet from the north side property line, 25 feet from the (west) rear property line, and over 150 feet from the south side property line. Potential sites for a future garage and accessory structure have been indicated on the plans. However, specific building designs have not been submitted and these structures are not proposed for approval at this time. Exterior materials for the residence include stained cedar siding with tan trim, blue windows and doors, and weathered copper roofing. Although the property is governed by conventional C-R-A:B-3 zoning, Design Review approval is required by conditions of approval of the Bar-Or Subdivision. The subject property is located at **11815 State Route One, Point Reyes**, and is further identified as **Assessor's Parcels 119-182-27**.

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

**9:05 A.M. C2. COASTAL PERMIT (CP 09-25), DESIGN REVIEW (DM 09-50),
AND SECOND UNIT PERMIT (SU 09-25): KATHERINE MAXWELL**

SG

A proposal to convert an approved storage shed into a new 399 square foot second unit. The new second unit would reach a maximum height of approximately 15 feet and would have the following minimum setbacks: (1) approximately 66 feet from the northerly front property line; (2) approximately 142 feet from the southerly rear property line; (3) approximately 109 feet from the westerly side property line; and (4) 118 feet from the easterly side property line. In addition, the applicant is proposing a remodel, as well as a 333 square foot addition on the main and upper levels, and a 113 square foot upper level porch addition to the existing, three level (including the understory, storage area), 1,845 square foot primary residence. The proposed addition to the primary residence would reach a maximum height of 25 feet above grade and would have the following minimum setbacks: (1) approximately 133 feet from the northerly front property line; (2) approximately 70 feet from the southerly rear property line; (3) approximately 85 feet from the westerly side property line; and (4) approximately 137 from the easterly side property line. The property is in a C-RSP-0.1 zoning district. The subject property is located at **5 Drakes Summit Drive, Inverness**, and is further identified as **Assessor's Parcels 114-330-19**.

9:10 A.M. C3. USE PERMIT (UP 09-18) AND DESIGN REVIEW (DR 09-41):
CATHOLIC CHARITIES

SG

A proposal to consider approval for a Personal Communication Services (PCS) facility on three new 20 foot tall monopoles and a new equipment shelter with a standby 60kW diesel generator and 210 gallon fuel tank. The proposed telecommunications facility will include 9 panel antennas, 4 foot 6 inches in height. Six of these panel antennas will be installed at approximately 17 ½ feet above ground on the three proposed monopoles. The remaining 3 panel antennas will be mounted on top of the proposed equipment shelter. In addition, 2 GPS antennas will also be mounted on the proposed equipment shelter. The proposed monopole is located approximately 48 feet from the northwesterly property line. The property is in an A-2 zoning district. The subject property is located at **1 Saint Vincent's Drive, San Rafael**, and is further identified as **Assessor's Parcels 155-011-28**.

9:20 A.M. H1. USE PERMIT (UP 09-5) AND DESIGN REVIEW (DR 09-3):
MARIN FRENCH CHEESE COMPANY/AMERICAN TOWER CORPORATION AND AT&T

NEO

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**.

*This item was continued from the hearing of March 26, 2009.



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.