

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING April 30, 2009

Jeremy Tejrjian, Hearing Officer

CONSENT ITEMS*

**9:00 A.M. C1. COASTAL PERMIT (CP 09-4) AND DESIGN REVIEW (DR 09-4):
DAVID LAHAR**

LAJ

A proposal to consider the Lahar Design Review and Coastal Permit to construct a 469-square foot guest house/pool house, 298-square foot lanai, and 12-foot by 72.5-foot in-ground swimming pool accessory to the 3,040-square foot single-family residence on a 3.16-acre merged parcel. (As a condition of approval, the owners will merge the 1.69-acre Assessor Parcel 188-150-43 (56 Horseshoe Hill Road) with the 1.47-acre Assessor Parcel 188-150-44 (58 Horseshoe Hill Road.) The proposed guest house and adjoining lanai would attain a maximum height of 13.9 feet above grade and maintain the following approximate setbacks from the corresponding property lines of existing Assessor's Parcel 188-150-44: 36 feet from the westerly front, 144 feet from the northerly side, 279 feet from the southerly side, and 218 feet from the easterly rear. The proposed swimming pool would be located next to the lanai, with the pool equipment housed in the existing storage shed nearby. The scope of work includes a new water storage tank and LPG tank in a ignition-resistant fence enclosure situated 74 feet from the northerly side property line and 10 feet from the westerly front property line, as well as an as-built willow fence that runs 158 feet along the easterly rear property line and attains a maximum height of 14 feet. The subject property is located at **56 and 58 Horseshoe Hill Road, Bolinas**, and is further identified as **Assessor's Parcels 188-150-43 and 188-150-44**.

*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. USE PERMIT (UP 04-24): SMITHTON/ARLAS

JP

A proposal to consider the Smithton/Arlas Use Permit, originally approved by the Marin County Board of Supervisors (Resolution No. 95-132) on June 27, 1995. The applicant is requesting the continued use of an existing 6,261 square foot office building as law offices, a reception area, library, conference room, kitchen, copy room, rest rooms, and storage spaces. Consistent with the 1995 approvals, the current proposal seeks use and operation of the law offices to normal business hours (8:00 AM to 6:00 PM). The subject property is located at **907 Sir Francis Drake, Kentfield** and is further identified as **Assessor's Parcel 074-031-45**.

9:10 A.M. C3. COASTAL PERMIT (CP 09-15): MARIN AGRICULTURAL LAND TRUST

NEO

A proposal to consider construction of a 725 square foot addition to the existing structure housing the MALT offices at the southwest corner of 5th Street and A Street in downtown Point Reyes Station. The proposed two story addition would attain a maximum height of 25 feet above existing grade and would be located on the southern side of the existing building adjacent to the existing parking area and approximately 15 feet from the nearest property line along A Street. The addition would accommodate a conference room on the first floor and an additional office space on the second floor. Proposed exterior materials include wood siding and composition roof shingles to match the existing building. The project is zoned C-VCR:B-2 (Coastal, Village Commercial Residential, 10,000 square foot minimum lot size). The subject property is located at **145 A Street, Point Reyes Station**, and is further identified as **Assessor's Parcel 119-222-01**.

Johanna Patri, Hearing Officer

9:15 A.M. H1. USE PERMIT (UP 09-5) AND DESIGN REVIEW (DR 09-3):

NEO

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**.

*This item was continued from the hearing of March 26, and April 16, 2009.

A proposal to consider establishing a 25-stall open air market within the Marin City Manzanita Center area, along Phillips Drive. The market will operate on Saturdays from 7 a.m. to 4:40 p.m. During market days, Phillips Drive will be closed to the public, with access limited to emergency vehicles and residents of the Gateway Apartments. The updated parking plan will use the parking lots of three nearby community churches: Marin City Church of God, Village Baptist Church, and Cornerstone Community COGIC to provide necessary public parking. Additional vendor parking will be provided on Marin City CSD property in a portion of Rocky Graham Park. The subject property is located at **630 Drake Avenue, Marin City** and is further identified as **Assessor's Parcels 052-113-02, -07, -08 & -09**.



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.