

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING May 14, 2009

Jeremy Tejrjian, Hearing Officer

CONSENT ITEMS*

9:00 A.M. C1. VARIANCE (VR 09-5): CHRISTIAN LIND AND LISA BERNARDI

LAJ

A proposal to consider construction of an approximately 1,515-square foot addition to an existing 1,956-square foot single-family residence on a 22,823-square foot parcel. The proposed additions would be located on the lower floor and understory of the two-story residence, entirely within the existing building footprint. The maximum height of the house would not change from the existing nonconforming height of 31.5 feet. The proposed 3,922-square foot structure would result in a 15.2% floor area ratio and would maintain the following setbacks: 1) 4.25 feet from the westerly front property line, 2) 29 feet from the northerly side property line; (3) 44 feet from the southerly side property line; and (4) 76 feet from the easterly rear property line. Exterior finishes would include brown new stucco siding, bronze windows, and white trim. The project also includes the following changes within the front yard setback: 1) modifications to the front entry that would move the entry steps to the southwest corner of the house and 2) the addition of photovoltaic panels on the roof that would attain a maximum height of 1.5 feet above the existing flat roof. A Variance is required because approximately 1,320 square feet of the increased floor area would encroach a maximum of 20.75 feet into the 25-foot front yard setback required by the R1-B2 zoning district, and the remodeled entry deck would be located 3.5 feet from the front property line. The subject property is located at **440 Vista Grande, Greenbrae**, and is further identified as **Assessor's Parcels 070-012-03**.

*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 09-29), DESIGN REVIEW (DR 09-38)
AND SECOND UNIT PERMIT (SU 09-11): MARK RIESENFELD

SG

A proposal to construct a 750 square foot second unit. The proposed addition would reach a maximum height of 15 feet above grade and would have the following minimum setbacks: (1) 163 feet from the southerly front property line; (2) 40 feet from the northerly rear property line; (3) 105 feet from the westerly side property line; and (4) 20 feet from the easterly side property line. The property is in a C-ARP-1 zoning district. The subject property is located at **22 Cypress Road, Point Reyes Station**, and is further identified as **Assessor's Parcels 119-082-34**.

9:10 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 hearings of
March 26, April 16 and April 30, 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.