

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING May 28, 2009

Jeremy Tejirian, Hearing Officer

CONSENT ITEMS*

**9:00 A.M. C1. COASTAL PERMIT(CP 09-5) AND USE PERMIT (UP 09-7):
CHRISTOPHER MARTINELLI AND MOLLIE LOUNIBOS**

NEO

A proposal to consider construction of a detached 864 square foot garage and workshop structure accessory to a single-family residence on an 18,000 square foot lot. The proposed garage would have a maximum height of 17 feet above finished exterior grade. The garage would have the following setbacks from corresponding property lines: 30 feet front (southwest), 50 feet side (northwest), 106 feet side (southeast), and 34 feet rear (northeast). The garage would have an exterior siding finished with T-111 stained to match the existing residence or recycled wood from a barn. The garage door would be a sectional wood with glass panels and the roof would have Class A asphalt shingles that match the roof of the existing residence. Four skylights are proposed on the southern aspect roof. The garage would have six windows and two access doors. The proposed height of 17 feet is subject to the Use Permit review requirements in Marin County Code Sections 22.88.020I and 22.72.030I because the detached accessory structure would exceed the 15-foot maximum height standard for a detached accessory structure in the CRA:B2 zoning district. The subject property is located at **460 Dogwood Road, Bolinas** and is further identified as **Assessor's Parcel 192-081-11, -12, and 13**.

**C2. COASTAL PERMIT(CP 09-11) AND DESIGN REVIEW (DR 09-18): COATES
THOMAS COATES**

LAJ

A proposal to construct a new 660-square foot detached bedroom wing and 356-square foot detached garage that would be accessory to an existing 1,481-square foot single-family residence and result in a 17.7% floor area ratio. The single-story bedroom wing would attain a maximum height of 17 feet above grade to the top of the skylight, attain a maximum elevation of 31.94 feet NAVD-88, and maintain the following setbacks: (1) 25 feet from the northerly front property line; (2) 28 feet from the easterly side property line; and (3) 6.1 feet from the westerly side property line. The single-story garage would attain a maximum height of 13 feet above grade, attain a maximum elevation of 24.33 feet NAVD-88 feet, and maintain the following setbacks: (1) 25 feet from the northerly front property line; (2) 6.1 feet from the easterly side property line; and (3) 35 feet from the westerly side property line. The new structures would match the design, color, and materials of the existing house. A new septic system would be constructed and the old system demolished. The project includes new landscaping, gravel driveway, 7-foot entry gate, expanded hard-surfaced patio, and a 12-foot x 26-foot swimming pool. One 500-gallon above-ground propane tank is proposed to be located 5 feet from the northerly front property line and 1 foot from the westerly side property line. The subject property. The subject property is located at 250 Seadrift Road, Stinson Beach, and is further identified as Assessor's Parcel 195-340-47.

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

**9:10 A.M. C3. COASTAL PERMIT (CP 09-16) AND DESIGN REVIEW (DR 09-29):
WHITMAN SHENK AND LAZULI WHITT**

SG

A proposal to construct a new, two-level, 1,750 square foot residence. The proposed residence would reach a maximum height of 25 feet above grade and would have the following minimum setbacks: (1) 6 feet 8 inches from the southerly front property line; (2) approximately 34 feet from the northerly rear property line; (3) 4 feet 9 inches from the westerly side property line; and (4) 11 feet 6 inches from the easterly side property line. The property is zoned C-RSP-1. The subject property is located at **100 Portola Avenue, Inverness** and is further identified as **Assessor's Parcel 114-273-28**.

**C4. COASTAL PERMIT (CP 09-29), DESIGN REVIEW CLEARANCE (DR 09-38):
HARRY AND SUZANNE LOGAN**

SG

A proposal to construct a 672 square foot garage using brown paneling for the walls, dark green trim, and a gray, metal roof. The garage would attain a maximum height of approximately 15 feet and would maintain the following approximate setbacks from corresponding property lines or road right of way edge: (1) 20 feet from the northerly front property line; (2) approximately 232 feet from the southerly rear property line; (3) 10 feet from the easterly side property line; (4) and approximately 125 feet from the westerly side property line. The property is zoned C-ARP-1. The subject property is located at **354 Mesa Road, Point Reyes Station** and is further identified as **Assessor's Parcel 119-161-14**.

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 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.