

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING September 17, 2009

Jeremy Tejrjian, Hearing Officer

9:00 A.M. C1. VARIANCE (VR 10-1): ALEX KADRIE AND MICHAEL SHAND KT

A proposal to resolve the side set back requirement of an existing deck that is currently encroaching the property of Michael Shand (APN 172-291-27). The applicant submitted application for a Lot Line Adjustment (LL 09-13) using the existing fence as the proposed property line. A Variance is required because the existing deck is located approximately 30 inches from the proposed property line, whereas a side setback of 12 feet would be required by the R1-B3 zoning district. The applicant is proposing to reduce the size of the existing deck to maintain a minimum of 5 feet setback from the proposed property line. The subject property is located at **11 Lillard Lane, Woodacre**, and is further identified as **Assessor's Parcel 172-291-39**.

Johanna Patri, Hearing Officer

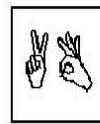
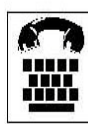
**9:10 A.M. H1. COASTAL PERMIT (CP 09-7) AND DESIGN REVIEW (DM 09-16):
KRISTINA PHIPPS SG**

A proposal to construct a detached 136 square foot office and a detached 620 square foot guest dwelling, along with a 6 foot high fence. The office area would attain a maximum height of approximately 12 feet and the guest dwelling would attain a maximum height of 15 feet. The office would maintain the following approximate setbacks from corresponding property lines or road right of way edge: **front** (northwest) 13 feet 6 inches, **rear** (southeast) 69 feet, **side** (northeast) 2 feet, and **side** (southwest) 99 feet. The guest dwelling would maintain the following approximate setbacks from corresponding property lines or road right of way edge: **front** (northwest) 56 feet, **rear** (southeast) 3 feet, **side** (northeast) 3 feet, and **side** (southwest) 88 feet. The property is in a C-RSP-1 zoning district. The subject property is located at **125 Bay View Way, Inverness**, and is further identified as **Assessor's Parcel 112-254-07**.

HEARING ITEM

- 9:15 A.M. H2. A. **NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: VCP**
BAR-OR LAND DIVISION (SD 07-5) AND COASTAL PERMIT (CP 08-50)
B. **BAR-OR LAND DIVISION (SD 07-5) AND COASTAL PERMIT (CP 08-50)**

Hearing proposing to divide Assessor's Parcel 119-122-24, (historic lots 25 and 26 of Map No.1 Point Reyes Lands Co., R.M.Bk 4. P.30). The applicant is proposing to divide the Assessor's Parcel into two lots that would be 3.53 acres (Parcel 1) and 6.77 acres (Parcel 2) in size. Parcel 1 would retain the existing residence and Parcel 2 would retain all existing equestrian facilities, and would construct a new dwelling unit within the northern barn. The applicant proposes a Conservation Area that would encompass all of Tomasini Creek and the existing pond, and would protect the lands within 100-feet from the top of bank and the edge of the pond, and 50 feet outward from the edge of riparian vegetation. The Conservation Area would total 5.3-acres in size and would preserve approximately 2.0-acres in Parcel 1, and approximately 3.3-acres in Parcel 2. The Conservation Area would be protected from future development. All existing facilities and improvements would remain. The barn and stables to the north of the dressage arena would be converted to a dwelling unit. Access to both parcels would be from Knob Hill Road. Parcel 2 would be granted a 23-foot wide access and utility easement through Parcel 1 that would be approximately 185-feet in length. Sanitary service would be provided by individual on-site sewage disposal. A section on the eastern portion of Parcel 1 would be reserved for a new mound septic system, which would be approximately 60-feet long and 50-feet wide, and used exclusively by Parcel 1. Parcel 2 would continue to use the existing septic system and leachfield in the southwest corner of the proposed lot that is approximately 85-feet long and 35-feet wide. Water is currently provided to the site by North Marin Water District and construction of new water service facilities are not required. No vegetation or tree removal is proposed. The property address is **30 Knob Hill Road, Point Reyes Station**, and is further identified as Assessor's Parcel **119-122-24**.



American sign language interpreters and assistive listening devices may be requested by calling (415) 499-6172 (TDD) or (415) 499-6104 (TDD & Voice) at least 72 hours in advance. Copies of documents are available in accessible formats upon request.