

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING October 1, 2009

Jeremy Tejrjian, Hearing Officer

CONSENT ITEM*

**9:00 A.M. C1. COASTAL PERMIT (CP 09-12), DESIGN REVIEW (DR 90-20),
AND USE PERMIT (UP 09-12): DAVID JABLONS AND TAMARA HICKS KT**

A proposal to complete the reconstruction and expansion of existing structures on the subject property including a two-story, 3,785 square foot farm house and a two-story 2,808 square foot barn containing two farm worker housing units. Both structures are associated with on-going use of the property as a working organic farm and goat dairy known as "Toluma Farms" which also supports cattle grazing. Use Permit approval is required to allow the proposed farm worker housing, as well as for the proposed goat cheese making and future retail operation. The subject property is zoned C-APZ-60 (Coastal, Agricultural Production Zone, one unit per 60 acre maximum density) and is located at **5488 Middle Road, Petaluma**, and is further identified as **Assessor's Parcel 100-050-29**.

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

Johanna Patri, Hearing Officer

HEARING ITEMS

9:10 A.M. H1. COASTAL PERMIT (CP 10-6): PAMELA WHITEHEAD SG

An amendment to Coastal Permit (CP 06-3), which permitted a new, approximately 2,059 square-foot single-family residence, in Bolinas. The applicant is proposing to add the following: 1) attic storage space; 2) a dormer/bay window seat in one of the bedrooms; 3) enclose previously approved covered porches at SW and north elevations; 4) 3 attached sheds on east side of house; 5) 10-foot x 12-foot detached out building 13 feet from south property line; 6) 8-foot x 20-foot x 9-foot detached metal storage container 10 feet from south property line; and 7) various interior revisions. The subject property is zoned C-RA-B2 (Coastal, Residential, Agricultural, Single-Family, 10,000 square foot minimum lot area) and is located at **271 Poplar Avenue, Bolinas**, and further identified as **Assessor's Parcel 190-041-32**.

9:20 A.M.

**H2. 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**.

This item was continued from the hearing of September 17, 2009.

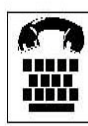
9:25 A.M.

**H3. COASTAL PERMIT (CP 09-37) AND DESIGN REVIEW (DR 09-70):
BRUCE GUILÉ**

VCP

A proposal to demolish an existing residence and construct a new residence, and a guest house. The existing residence is 2,971 square feet in size. The proposed new residence would be 3,493 square feet in size and the guest house would be 1,262 square feet in size with a 523 square foot garage, resulting in a floor area ratio of 21%. The residence would maintain the following setbacks: front (west) 30 feet, side (north and south) 15 feet, and rear (west) 25 feet. The residence would attain a maximum height of 17 feet from grade, and the guest house would attain a height of 15 feet from grade. Both structures would be finished in pre-patinated copper paneling, red zinc paneling, tan colored cement fiber board, and metal clad windows in bronze. The project also entails the removal of non-native trees and brush, retiring the existing driveway, construction of a new driveway with retaining walls up to 6 feet, as viewed from Belvedere Avenue, and new hardscape and landscaping. The applicant is proposing to place a photovoltaic system, roof terrace, and planted roof on the various levels of the structures, and a pool and spa would be located to the rear (west) of the guest house. The subject property is zoned C-R1:B3 (Coastal, Single-family Residential, 20,000 square feet minimum lot area) and is located at **380 Belvedere Ave., Stinson Beach**, and is further identified as **Assessor's Parcel 195-121-11**.

This item was continued in order to provide the property owner with time to address certain aspects of the originally proposed project. The project is now a proposal to legalize the placement of ~~three~~ two recreational vehicle travel trailers for the purpose of providing agricultural worker housing. The primary land use on the property is a cattle ranching operation (a principally-permitted land use allowed under the governing C-APZ zoning district). Each agricultural housing unit has approximate dimensions of 27 feet by 8 feet, comprising a total floor area of approximately 642 square feet, and both are proposed to be located over 100 feet from blue-line streams on the property. The subject property is located at **14000 Point Reyes-Petaluma Road, Point Reyes**, and is further identified as **Assessor's Parcel 119-050-14**.



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.