

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING November 12, 2009

Jeremy Tejrjian, Hearing Officer

9:00 A.M. C1. COASTAL PERMIT (CP 10-3) AND DESIGN REVIEW (DR 10-12):
NEIL WHITEHOUSE

LAJ

A proposal to construct a new, detached 462-square foot garage and 520-square foot guesthouse with a 280-square foot deck that would be accessory to an existing 1,875 square foot single-family residence. The one-story, 15-foot high structure would result in a 1.8% floor area ratio and maintain the following setbacks: (1) 38 feet from the northerly front property line; (2) 105 feet from the easterly side property line; (3) 45 feet from the westerly side property line; and (4) over 500 feet from the southerly rear property line. [Note: A 540-square foot second unit and 500-square foot garage were approved for the subject property in September 1993 as part of approval for the current single-family residence, but never constructed.] Zoning for the proposed site is C-RSP-0.33 (Coastal, Single-family Residential Planned, 1 unit/3 acres.) The subject property is located at **145 Laurel Street, Inverness**, and is further identified as **Assessor's Parcel 114-231-06**.

HEARING ITEM

9:05 A.M. H1. COASTAL PERMIT (CP 09-29), VARIANCE (VR 09-10), AND DESIGN REVIEW (DR 09-61)
ALLEN SANTOS

LAJ

A proposal to construct a new 722-square foot single-family residence on a 2,212-square-foot vacant lot. The two-story, 24-foot high structure would result in a 32.6% floor area ratio (FAR) and maintain the following setbacks: (1) 9.3 feet from the southerly front property line; (2) 6 feet from the easterly side property line; (3) 6 feet from the westerly side property line; and (4) 10.7 feet from the northerly rear property line. Associated site elements would include a carport, rooftop solar panels, septic system, and landscaping. A propane tank would be located in the front southeast corner of the property with zero setbacks from the front and side property lines. Design Review is required because the proposed project is located within the 25-foot front yard setback on a parcel that is 70% smaller than required in the applicable zoning district. A Variance is required since the project would result in a FAR greater than 30%. Zoning for the proposed site is C-R1 (Coastal Single-family, Residential, 7,500 square foot minimum lot area.) The subject property is located at 4 Francisco Patio, Stinson Beach, and is further identified as Assessor's Parcel 195-104-04.

9:25 A.M. C2. **VARIANCE (VR 10-3): TRACI T. HORIE** **DH**

A proposal to raise the roof of the existing residence for a total height of 24 feet 8 inches above grade, and remove and replace an existing staircase. All work would be located within the existing footprint of the residence. The Variance is necessary because the work would take place within the front yard and side yard setbacks. The proposed project would maintain the following setbacks from corresponding property lines: 1) 6 feet 2 inches from the southwestern front property line, 2) 60 feet 7 inches from the eastern rear property line, 3) 7 feet 6 3/4 inches from the western side property line, and 4) 120 feet from the northern side property line. The subject property is located at **85 Corte Dorado in Greenbrae** in the R-1:B-2 zone, further identified as **Assessor's Parcel 070-011-25**.

9:30 A.M. C3. **COASTAL PERMIT (CP 10-5) AND DESIGN REVIEW (10-15):
BAR-OR (HOPPE)
VCP**

A proposal to consider the construction of two single-family residences on a vacant 1.71 acre parcel, created as Lot 4 of the Bar-Or Subdivision, approved December 2006. One of the proposed residences is designed to meet the affordable housing requirements of the subdivision. Both of the proposed residences would attain a maximum height of 17 feet, 6 inches above grade and would be 1,455 square feet in size. The inclusionary housing unit would have 3 bedrooms and would maintain a front (west) setback of over 50 feet, a side yard setback of 19 feet and would have light beige siding, with dark grey accent siding, and dark brown doors and windows. The main residence would have 2 bedrooms, and would maintain a front (west) setback of approximately 40 feet, and a side (south) setback of 19 feet, and would have medium grey siding, with dark grey accent siding, and dark brown doors and windows. Also included in the development is a new mound septic system. The location of all proposed development is within the building envelope reviewed and approved in the Bar-Or Subdivision. Although the property is governed by conventional C-R-A:B-3 zoning, Design Review approval is required by the Bar-Or Subdivision. The subject property is located at **54 Viento Way, Point Reyes Station**, and is further identified as **Assessor's Parcel 119-182-26**.

9:35A.M. C4. **USE PERMIT EXTENSION: REDWOOD LANDFILL INC.** **SG**

A proposal to consider renewal of a telecommunications Use Permit 96-404 and Design Review 96-403. This will authorize the continued operation of a telecommunications facility operated by T-Mobile at the Redwood Landfill. The facility includes an unstaffed, wireless Personal Communication Services (PCS) facility on an existing monopole. 6 panel antennas are mounted to the existing monopole which has a height of 35 feet, along with 2 ground-mounted equipment cabinets. No changes to the facilities are being considered at this time. The zoning for this parcel is A-60. The subject property is located at **8950 Redwood Highway, Novato**, and is further identified as **Assessor's Parcel 125-160-13..**

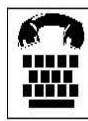
HEARING ITEM

9:45 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 431 square foot guest dwelling, along with a 6 foot high fence. The office area would attain a maximum height of 11 feet 3 inches and the guest dwelling would attain a maximum height of 13 feet. The office would maintain the following setbacks from corresponding property lines or road right of way edge: 16 feet 8 inches from the northwesterly front property line; 63 feet from the southeasterly rear property line; 7 feet from the northeasterly side property line; and 92 feet from southwesterly side property lines. The guest dwelling would maintain the following setbacks from corresponding property lines or road right of way edge: 60 feet from the northwesterly front property line; 6 feet from the southeasterly rear property line; 6 feet from the northeasterly side property line; and 80 feet from southwesterly side property line. 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 hearings of August 13, September 17, and October 1, 2009.



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.