

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

Jeremy Tejrjian, Hearing Officer

**9:00 A.M. C1. COASTAL PERMIT (CP 09-41) AND MINOR DESIGN REVIEW (DM 09-65):
MICHAEL MORITZ**

LAJ

A proposal to preserve the existing 1,410-square-foot Vierra farmhouse built around 1917. The project would include the restoration and repair of the exterior redwood siding, windows, and doors, doors, and roof as well as the removal of the kitchen to convert the structure into a guesthouse. There would be no increase in the size or height of the structure. The proposed project would amend the Moritz Coastal Permit (04-26), Design Review (04-56), and Use Permit (04-26) approved by the Marin County Board of Supervisors on May 3, 2005. As a condition of that approval, the Vierra farmhouse was to be converted into a guesthouse by removing the kitchen, including cooking facilities and cabinets. The farmhouse was also to be demolished after the lifetime estate granted to the previous owner ceased. Coastal Permit and Design Review approval is required to amend these previous conditions of approval and preserve the farmhouse as a guesthouse. The zoning for this parcel is C-APZ-60 (Coastal, Agricultural Production Zone District, 1 unit/60 acres). The subject property is located at **875 Horseshoe Hill Road**, and is further identified as **Assessor's Parcel 188-090-13**.

HEARING ITEM

**9:10 A.M. H1. COASTAL PERMIT (CP 08-44), SECOND UNIT (SU 08-37), USE PERMIT (UP 10-6)
AND MINOR DESIGN REVIEW (DR 08-48): JON CARLIN**

KT

A proposal to consider the legalization of several improvements including: 1) the construction of an approximately 400-square-foot attached garage; 2) an detached accessory structure containing a 420-square foot garage on the first floor and an approximately 748-square-foot second unit on the second floor; 3) additions to the single-family residence totaling approximately 1,226 square feet (bringing the size of the residence to 3,287 square feet); and 4) two detached accessory structures totaling 240 and 84.5 square feet. A Use Permit is required to permit the two detached accessory structures located on the rear eastern property line to be located 3-feet from the rear property line where a 10 foot setback is required by the C-RA:B2 zoning district. In addition to legalizing existing structures, the project proposes to demolish the detached accessory structure located on the southern side property line as it is located over the property line. The improvements would be served by a new on-site septic system. The subject property is located at **350 Ocean Parkway, Bolinas**, and is further identified as **Assessor's Parcel 191-041-29**.

9:35 A.M. C2. **VARIANCE (VR 10-7): SUSAN RENATI** **VCP**

A proposal to consider the Renati Variance request. The applicant and owner, Susan Renati, has requested approval for modifications to an existing legal non-conforming residence. The proposed modifications are to the existing roof line for a new dormer, and interior modifications that include construction of a new stairway to access attic space. The residence would maintain the following approximate setbacks from property lines: front (southwest) 5 feet; side (northwest) 5 feet, 6 inches; rear (northeast) 11 feet; and side (southeast) 20 feet. The residence would also maintain the existing height of 23 feet, 6 inches. Variance approval is required for construction of the stairway and dormer into the front setbacks and for additions that would result in a floor area ratio of 41 percent on the 3,000 square foot lot. The subject property is zoned R-A:B-1 (Residential, Single-family, minimum lot size 6,000 square feet). The subject property is located at **6 Roosevelt Avenue, San Rafael**, and is further identified as **Assessor's Parcel 179-174-12**.

9:45 A.M. C3. **COASTAL PERMIT (CP 09-13) AND USE PERMIT (UP 09-14):
HEIDRUN MEADERY (Hull)**
VCP

A proposal to consider the request for Coastal Permit and Use Permit approval by the applicant and owner Gordun Hull, (Point Reyes Farms LLC) for the operation of a "meadery" for the production of honey wine on a 15.84 acre property located just north of Point Reyes Station on State Route One. The property is developed with several existing residential and agricultural structures. The proposed meadery operation would be conducted within existing structures and would eventually produce up to 20,000 cases of honey wine per year using honey produced both on and off site. A demonstration apiary (with two dozen bee hives) is also proposed. The meadery would operate throughout the year. Most of the honey wine would be distributed to retailers and restaurants. A small on-site tasting and sales room is proposed within the existing greenhouse. Visiting hours would not exceed 40 hours per week or extend beyond the hours of 10:00 am and 6:00 p.m. On site parking for up to 15 vehicles is available on the property. An ADA compliant public restroom would be constructed within the milking barn for visitor use. Also proposed is: 1) crop production; 2) livestock grazing and animal husbandry (4 horses, 4 cows, 4 pigs, 6 goats, 6 sheep, 6 rabbits, and 24 chickens); and 3) community educational programs. The sales of crops will be through shipments, and on-site sales that correspond with the visiting hours noted above. It is anticipated that the operation would employ up to 5 fulltime employees. Use Permit approval is required to allow on-site sales of agricultural products produced on the premises under the governing C-R-A:B-3 zoning district. The subject property is located at **11925 State Route 1, Point Reyes Station**, and is further identified as **Assessor's Parcel 119-140-49**.

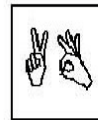
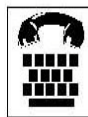
HEARING ITEM

**9:50 A.M. H2. COASTAL PERMIT (CP 05-7), DESIGN REVIEW (DR 05-13),
AND SECOND UNIT (SU 08-19): THOMAS LIPPMAN**

VCP

A proposal to review the Lippman Coastal Permit (CP 05-7, Design Review 05-13, And Second Unit (SU 08-19). The project was heard on June 26, 2008 and a request for continuance was granted. Since the hearing new information regarding the design and environmental constraints of the site has been provided, and staff has determined that the project can not be Categorically Exempt from the requirements of the California Environmental Quality Act, and that an Initial Study be prepared. The proposed project is for new development and infrastructure improvements on a lot with an existing garage/barn. The applicant is proposing a new three-story residence with an attached two car garage, a new detached second unit, a new septic system, a domestic well, and other appurtenant structures. The residence would have a total square footage of 5,568 and would attain a height of 24 feet. The second unit would be 743 square feet in size and attain a height of 15 feet. Also proposed is the legalization of an existing garage/barn and a storage shed that are 1,035 square feet and 350 square feet in size, respectively. The garage will be modified by removing a minimum of 1 foot, 6 inches of foundation, wall and roof that encroaches onto the neighboring property on the western property line. The zoning for this parcel C-RSP-0.2 (coastal, Residential Single-family Planned, 1 unit per 5 acres). The subject property is located at 95 Highland Way Inverness, and is further identified as Assessor's Parcel 112-300-40.

This item was continued from the hearing of June 26, 2008.



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.