

**MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA**  
**Marin County Civic Center, Room 328 - San Rafael**  
**REGULAR MEETING January 14, 2010**

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**Johanna Patri, Hearing Officer**

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**9:00 A.M. C1. COASTAL PERMIT (CP 10-12), DESIGN REVIEW (DM 10-15) AND VARIANCE (VR 10-6): PETER AND ALISON BAUMAN SG**

A proposal to construct a 101 square-foot addition, along with an interior remodel to an existing, two level, 4,037 square foot single family residence. The addition will attain a height of 21 feet 7 inches and will maintain the following setbacks: 1) 31 feet from the front property line; 2) 96 feet from the rear property line; 3) 6 feet from the westerly side property line; and 4) 6 feet from the easterly side property line. Variance approval is required because the finished floor elevation exceeds 18 feet above mean lower low water elevation. The zoning for this parcel is C-RSPS-2.9. The subject property is located at **276 Seadrift Road, Stinson Beach**, and is further identified as **Assessor's Parcel 195-340-05**.

**HEARING ITEM**

**9:10 A.M. H1. A. NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: NEG**  
**MAIN DESIGN REVIEW (DR 09-59) AND LAND DIVISION (LD 09-3)**  
**B. MAIN DESIGN REVIEW (DR 09-59) AND LAND DIVISION (LD 09-3)**

A proposal to consider the Main Land Division Tentative Map and paper street Design Review. The project is a proposal to divide a developed 1.73-acre lot into two (2) lots with 57,434 square feet (Parcel A), and 22,891 square feet (Parcel B), land areas respectively. The existing common driveway from Smith Road that provides access to the residence on Parcel A would be widened to a 16-foot width, and a new 185 lineal foot 16-foot wide driveway with a fire truck turnaround would provide access to vacant Parcel B. The fire truck turnaround and driveway on Parcel B would have retaining walls up to 4.5 feet tall on the downslope (east) side and up to 6 feet tall on the upslope (west) side. An existing Golden Gate National Recreation Area (GGNRA) gate at the end of Marin Drive would be moved approximately 75 feet to the south where an existing unpaved road terminates and a trail provides access into the lands of GGNRA. Pursuant to Marin County Code Section 22.42.040, the project shall be subject to Design Review because the proposed driveway extension would be through a paper street. The property is within R1:B1 and A2:B2 zoning districts. The project address is **1001 Smith Road, Mill Valley and the proposed lot would be 1005 Marin Drive, Mill Valley, California**. The subject property is further identified as **Assessor's Parcels 049-233-09 and -13**.

HEARING ITEMS

9:30 A.M.      H2.      COASTAL PERMIT (CP 09-29), AND DESIGN REVIEW (DR 09-61): ALLEN SANTOS

LAJ

A proposal to consider the Santos Coastal Permit and Design Review to construct a new 664-square foot single-family residence and 325-square foot attached garage on a 2,212-square-foot vacant lot. *(The previous hearing was held on November 12, 2009.)* The two-story, 23.2-foot high structure would result in a 30% floor area ratio (FAR) and maintain the following setbacks: (1) 9.3 feet from the southerly front property line; (2) 6.9 feet from the easterly side property line; (3) 6 feet from the westerly side property line; and (4) 13.5 feet from the northerly rear property line. Associated site elements would include 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 not required since the revised project would no longer exceed a 30% FAR. *Note: The current project includes the following revisions from previously considered plans: 58-square foot reduction in floor area, elimination of the easterly second floor cantilevered deck, maximum height reduced 10 inches, increased rear and east side setbacks, and reduced mass and bulk, particularly on the easterly side property line. The previously referred to carport meets the Building Code definition of a garage and was modified to meet code requirements.* 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**.

This item was continued from the hearing of November 12, 2009.

9:50 A.M.

**H3. COASTAL PERMIT (CP 09-28), AND DESIGN REVIEW (DR 09-60): PALACE MARKET (Dorothy Kotula)**

**KT**

A proposal to consider the Kotula Coastal Permit and Design Review proposing to legalize the installation of a new condenser is located in the rear of the Palace Market, between the rear wall of the market and the existing dumpster and measures 5 feet tall, seven feet wide and 4 ½ feet deep. It is located approximately 19 feet from the rear (east) property line, 28 feet from the side (south) property line), 2 feet from the rear wall of the Palace Market, and 15 feet from the existing mechanical equipment shed. A noise study conducted by the property owner indicated the equipment to generate noise levels at or near 70dB. The zoning for this parcel is C-VCR-B2. The subject property is located at **11300 State Route 1, Point Reyes Station**, and is further identified as **Assessor's Parcel 119-225-10**.

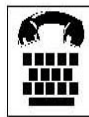
10:00 A.M.

**H4. COASTAL PERMIT (CP 10-11): MARC DWAILEEBE**

**KT**

A proposal to consider the Dwaileebe Coastal Permit proposing to construct a new 1,997 square foot single-family residence and 540 square foot detached two-car garage on a 25,992 square foot vacant lot. The residence will be served by a new onsite sewage disposal system and three onsite water wells that would be converted from agricultural use to domestic use. The residence would attain a maximum height of 24 feet six inches above grade and the garage would be 14 feet six inches tall. Two plum trees (approximately 6 inches in diameter) would be removed to accommodate the new development. Also proposed are water storage tanks for fire suppression purposes, a pump house, and a propane tank. The residence would maintain the following property line setbacks: 53 feet to the front (south) property line, 80 feet to the side (east) property line, 74 feet to the side (west) property line, and 40 feet to the rear (north) property line. The zoning for this parcel is C-RA:B2. The subject property is located at **210 Elm Road, Bolinas**, and is further identified as **Assessor's Parcel 191-031-33**.

**This item has been postponed to the hearing of Thursday, February 25, 2010.**



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