

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING March 11, 2010

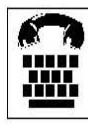
Johanna Patri, Hearing Officer

9:00 A.M. C1. COASTAL PERMIT (CP-10-32) AND VARIANCE (VR-10):
MUIR BEACH COMMUNITY SERVICE DISTRICT **VCP**

A proposal to consider the request from Muir Beach Community Service District for Coastal Permit and Variance approval for a new water tank that would be adjacent and to the west of the existing water tank. The tank would be 200,000 gallons and would serve both upper and lower Muir Beach. The existing tank would remain as a back-up reserve tank until it is no longer repairable. The proposed new tank would be approximately 22.2 feet in height, and approximately 45 feet in diameter. It would be a tan color and approximately 10 feet from the exist tank, with the following setbacks from adjacent property lines: front (north) 17-feet, side (east) 61.4-feet, rear (south) 21.4-feet, and side (west) 23.3-feet. The project would result in the cut and fill of approximately 640 cubic yards and 180 cubic yards respectively, and the disturbance of approximately 3,000 square feet of area. Also proposed is a temporary access road. The property is zoned C-R-A:B-4 and Variance approval is required for encroachments of an accessory structure into the required minimum 25-foot front setback, and 6-foot side setback. The subject property is located at **87 Seacape Drive, Muir Beach**, and is further identified as **Assessor's Parcel 199-262-11**.

9:05 A.M. C2. USE PERMIT (UP 10-2) AND DESIGN REVIEW (DR 10-19):
MARIN PARK PLACE LLC (VERIZON) **DH**

A proposal to allow the installation, operation and maintenance of a wireless telecommunications facility consisting of a new monopole and a new equipment shelter adjacent to an established minor telecommunications facility at an existing MMWD water tank enclosure on a ridge top above Donohue Street, Sausalito. The new facility would consist of (1) a new 30 foot monopole installed on a new 36 square foot lease area 7 feet southwest of the MMWD water tank enclosure, and (2) a new, 192 square foot, self contained equipment shelter, 10 feet 7 inches in height, would be located on new 17 feet 8 inches by 39 feet 6 inches square foot lease area topped by a concrete slab 15 feet northwest of the existing water tank enclosure. In addition to the self contained equipment shelter, a 48KW standby diesel generator with UL142 rated 210 gallon tank would be located on the concrete slab. Antennas currently located on top of the MMWD water tank would be relocated to the new monopole. The new fenced enclosure would maintain the following approximate setbacks: 180 feet from the northernmost property line, 460 feet from the westernmost property line; 1,340 feet from the southernmost property line; and 900 feet from the easternmost property line. The project would be located at **700 Donohue Street on Assessors Parcel 052-140-33 in the RMP-0.5 (Residential, Multi-family Planned) zone district**.



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.