

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING March 25, 2010

Johanna Patri, Hearing Officer

9:00 A.M. C1. COASTAL PERMIT (CP 10-8) AND DESIGN REVIEW (DR 10-45):
PETER ROSSELLI AND KAREN ROEPER **SG**

A proposal to consider the Rosselli Coastal Permit (CP10-8) and Design Review (DR10-45 proposing to construct a new 2,319 square-foot, single-residence on top of an existing foundation that was built in 1980 in Muir Beach. In addition, a two-car parking deck is proposed to be located along the northeasterly corner of the property. The proposed residence would consist of two levels plus loft, a 160 square-foot deck. The height of the two story structure would achieve a maximum height of 25 feet. The proposed two story structure would result in a 12% floor area ratio (FAR) and will maintain the following setbacks: 1) 24 feet from northerly front property line; 2) 28 feet, 6 inches from westerly side property line; 3) 46 feet, 6 inches from easterly side property line; and 4) 74 feet from southerly rear property line. The project is in a C-R-A:B-4 zoning district. The subject property is located at **43 Seacape Drive, Muir Beach**, and is further identified as **Assessor's Parcel 199-282-03**.

This item has been rescheduled to a date undertimed. New notices will be sent.

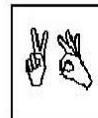
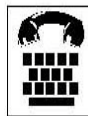
9:00 A.M. H1. COASTAL PERMIT (CP 05-43) COUNTY OF MARIN
(BOLINAS BEACH CAMPING BAN) **SG**

A proposal to consider the County of Marin Coastal Permit (10-34) proposing to create a "full time and permanent" ban to camping on Bolinas Beach. In this case, "Bolinas Beach" is defined as all of that area lying along the coast between the mean high tide line and the top of the bluffs or highlands which rise above the sandy area of the beach (running from a point twelve hundred (1200) feet westerly of the terminus of Brighton Avenue and easterly and north easterly to the southwesterly terminus of Wharf Avenue) which is in public or private ownership, and which is located within the boundaries of the area more particularly identified in the aerial photograph on file in the Community Development Agency. The proposed Coastal Permit will not impact beach access. Any decision made by the Deputy Zoning Administrator can be appealed to the Planning Commission. The subject property is located along Bolinas Beach and can be identified by **Assessor's Parcels 193-142-07, 193-142-11, 193-142-10, 193-151-19, 193-151-20, 193-151-21, 193-151-16, 193-151-11, 193-151-18, 193-151-17, 193-142-23, 193-162-19, 193-142-15, 193-123-06, 193-142-12, 193-142-24, 193-162-17, 193-162-16, 193-162-25, 193-162-24**.

9:15 A.M. H2. **USE PERMIT (UP 10-8) AND DESIGN REVIEW (DR 10-30):
HARBOR POINT RACQUET AND SWIM CLUB**

KT

A proposal to consider the request from Form4 Architecture, on behalf of the Harbor Point Racquet and Swim Club, for Design Review approval and a Use Permit to expand and improve the existing fitness center located at 475 East Strawberry Drive. The project would expand the existing 681 square foot fitness center and 695 square foot locker room building by constructing a new two-story, 7,047-square-foot fitness center. A total of 67 parking spaces (3 new spaces) would be provided to serve the 803 members. The property is zoned BFC-RMP-2.96 (Bayfront Conservation, Residential, Multi-family Planned, 2.96 units/acre. The subject property is located at **475 East Strawberry Drive, Mill Valley**, and is further identified as **Assessor's Parcel 043-301-09**.



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.