

**MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA**  
**Marin County Civic Center, Room 328 - San Rafael**  
**REGULAR MEETING April 29, 2010**

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**Johanna Patri, Hearing Officer**

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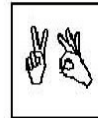
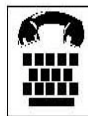
**9:00 A.M.      C1.      COASTAL PERMIT (CP 10-10): STEPHEN HODGE      SG**

A proposal to consider the Hodge Coastal Permit (CP10-10) proposing to construct a 168 square foot deck as well as relocate a one story, 640 square foot residence from 56 Horseshoe Hill Road, in Bolinas, to Assessor's Parcel 192-121-32. The applicant is also attempting to legalize two accessory structures already present on the site, a 180 square foot "Bedroom/Bath" and a 120 square foot "Office/Studio". In addition, the applicant is proposing to install a septic system, new landscaping and hardscape, a 6' high redwood fence, propane tank, water meter with connection to the residence and two accessory structures, and two driveways with two parking spaces each coming off of Cedar Road (main driveway) and Alder Road (secondary driveway). The site plans identify two additional accessory structures on site, a tool shed and garden shed, which are to be removed. The residence will reach a maximum height of 15 feet 6 inches above grade and would have the following minimum setbacks: 1) 61 feet from the easterly front property line; 2) 90 feet from the westerly rear property line; 3) 14 feet 6 inches from the northerly side property line; and 4) 53 feet from the southerly side property line. The Studio/Office has an area of 120 square feet, with a maximum height of 12 feet 8 inches above grade and would have the following setbacks: 1) 149 feet from the easterly front property line; 2) 35 feet 6 inches from the westerly rear property line; 3) 49 feet from the northerly side property line; and 4) 37 feet from the southerly side property line. The Bedroom/Bath has an area of 180 square feet, with a maximum height of 10 feet 6 inches above grade and would have the following setbacks: 1) 35 feet from the easterly front property line; 2) 139 feet from the westerly rear property line; 3) 22 feet 6 inches from the northerly side property line; and 4) 58 feet from the southerly side property line. The zoning for this parcel is C-R-A:B-2 . The subject property is located at **Alder Road, between Cedar Road and Dogwood Road, Bolinas**, and is further identified as **Assessor's Parcel 192-121-32**.

9:10 A.M. C2. COASTAL PERMIT (CP10-08) AND DESIGN REVIEW (DR 10-45):  
PETER ROSSELLI

SG

A proposal to consider the Rosselli Coastal Permit and Design Review proposing to construct a new 2,319 square-foot, single-family residence on top of an existing foundation that was built in 1980 in Muir Beach. In addition, a two-car parking deck is proposed. The proposed residence would consist of two levels plus loft, and 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 proposed parking deck is 12 feet in height, and set 3 feet from the northerly front property line and 22 feet 8 inches from the easterly side property line. *The project had previously proposed to have the parking deck setback 3 feet from the northerly front property line and 8 feet 6 inches from the easterly side 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**.



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.