

**MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA**  
**Marin County Civic Center, Room 328 - San Rafael**  
**REGULAR MEETING July 15, 2010**

---

Johanna Patri, Hearing Officer

---

**9:00 A.M.      C1.      COASTAL PERMIT (CP 10-33) AND USE PERMIT (DR 10-17):  
BOLINAS FIRE PROTECTION DISTRICT      LAJ**

A proposal to consider AT&T Mobility's Coastal Permit and Use Permit applications to continue operation of an existing telecommunication facility at the Bolinas Fire Protection District site at 100 Mesa Road, Bolinas. No changes are proposed to the facility. The existing facility consists of a 67.3-foot high monopole, which supports three 6.7-foot high panel antennas. The project includes an existing emergency generator, propane tank, and 240-square foot equipment shelter approximately 11 feet in height. The tower and associated equipment are located within an existing 6-foot tall chain link fence with redwood slats. The project includes two existing Omni whip antennas for Marin County Fire and Sheriff that would remain temporarily mounted on the subject tower at 32.5 feet and attain a maximum height of 47 feet. The existing tower is located behind the fire department building and would maintain the following setbacks: 25.4 feet from the northerly property line and approximately 200 feet north of Mesa Road. The zoning for this parcel is C-ARP-5 (Coastal, Agriculture Residential Planned District, 1 unit/ 5 acres maximum density). The subject property is located at **100 Mesa Drive, Bolinas**, and is further identified as **Assessor's Parcel 193-020-55**.

**C2.      USE PERMIT AMENDMENT (10-0124): MCEVOY LAND LLC      VCP**

A proposal to consider the McEvoy Use Permit Amendment. The applicant, Aidlin Darling Design, has applied on behalf of the owner, Nan McEvoy (represented by Russ Morita), for Use Permit Amendment approval. The applicant proposes to amend the existing Use Permit (96-418) to allow for the conversion of an existing 4,760 square foot (1,112 square feet of area to be legalized) storage and maintenance building into a wine production facility. The building would be converted to include production equipment and wine storage. The majority of the wine would be produced from grapes grown on site, yet there is potential for some grapes to be used that are not grown on land owned by Nan McEvoy. The new wine facility would not be open to the public. The wine production staff would work normal business hours (7:30 am to 5:00 pm), except during the fall harvest season (5:30 am to 10:00 pm). The amendment also proposes to increase the number of visitors and on-site. It is not anticipated that there will be an increase in the number of deliveries. During the fall harvest, the average noise level would be between 65-70 decibels for approximately 4 hours/day. The subject property is located at **5935 Red Hill Road, Petaluma**, and is further identified as **Assessor's Parcel 175-070-05**.

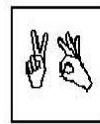
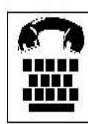
9:15 A.M.

**C3. COASTAL PERMIT AND DESIGN REVIEW (10-0120):  
WILLIAM LEVIN AND LAUREL SIMES**

**NEO**

A proposal submitted by Jerry Kler, on behalf of William Levin and Laurel Simes, for construction of a 558 square foot detached garage, an 80 lineal foot pervious concrete driveway and turnaround area, concrete retaining walls from 2 feet tall up to 7.4 feet tall to support the turnaround area, landscape terraces, and concrete steps. The proposal includes removal of two storage sheds and asphalt from the driveway, widening the driveway to a 12-foot width with 20 cubic yards of excavation on the upslope side, and 225 cubic yards of fill on the downslope side for the turnaround area. The garage would be accessory to an existing 4,518 square foot single-family residence and 200 square foot cabana on a 1.54-acre lot. The proposal would result in a residential development with 4,736 square feet of floor area with a 7% Floor Area Ratio (FAR). The garage would have a maximum height of 13 feet from finished exterior grade, and 11 feet from the parking surface. The garage would have the following minimum setbacks from corresponding property lines: 25.5 feet front (north), 9.4 feet side (east), 220 feet side (west), and 208 feet rear (south). The exterior color and materials of the garage and retaining walls would match the exterior of the existing residence with integral greenish-tan color stucco and concrete respectively. The garage roof would match the standing seam copper roof on the residence. The property is within the C-RA:B4 zoning district. The garage location in the 30-foot front yard and 20-foot side yard is permitted pursuant to MCC Section 22.72.055I because the front half of the lot exceeds 20% average slope with a slope of 42%. The subject property is located at **25 Ahab Drive, Muir Beach**, and is further identified as **Assessor's Parcel 199-283-11**.

A proposal to consider the Bouskila Use Permit (UP 08-25), Design Review (DR 07-49), and Second Unit Permit (??07-25) proposing to renovate a former equestrian center, construct a primary residence, and second unit. The equestrian center includes renovation of 5,448 square feet of stables with grooming area and corral that would accommodate up to 45 horses, as well as renovation of an existing 11,653 square foot covered arena, an existing outdoor arena with seating, a covered manure storage area, a dressage with walker area, construction of a new 1,500 square foot hay barn, 13 additional new corrals, and a new 10-foot tall, 288 square foot office. The equestrian center will include parking for up to 32 cars, as well as 8 spaces for horse trailer parking. Equestrian center classes are planned for two days a week and no special events are being proposed. The applicant is also proposing to relocate the existing fence to where?? and install a new gate and erect a 6foot tall wall at the rear of the property. The 2,680 square foot, one-story primary residence would reach a height of 16 feet and have the following setbacks: 1) 22 feet from the westerly front property line; 2) 24 feet from the easterly rear property line; 3) approximately 125 feet from the northerly side property line; and 4) over 600 feet from the southerly rear property line. The proposed primary residence would be served by 4 off -street parking spaces. The 744 square foot, one-story second unit would reach a height of 13 feet and have the following setbacks: 1) 27 feet from the westerly front property line; 2) approximately 39 feet from the easterly rear property line; 3) approximately 37 feet from the northerly side property line; and 4) over 700 feet from the southerly side property line. The proposed second unit would be served by 2 off-street parking spaces. A new septic system is also being proposed. The zoning for these parcels is ARP-2. The subject property is located at **50 H Lane, Novato**, and is further identified as **Assessor's Parcels 143-171-51, 143-142-17, and 143-142-20**.



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.