

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING August 12, 2010

Johanna Patri, Hearing Officer

9:00 A.M. C1. VARIANCE (VR 10-12): JENNIFER AND SEAN DONAHUE LAJ

A proposal to construct a 785.8-square foot addition to an existing 1,361.2-square foot single-family residence. The proposed project would attain a maximum height of 21.5 feet. The resulting 2,165.8-square foot single-family residence with attached 457.6-square foot garage would result in a 54% floor area ratio (FAR) on a 4,000-square foot lot; the existing permitted FAR is 34%. The exterior walls of the proposed addition would maintain the following setbacks: 10.8 feet from the easterly front property line; 4.4 feet from the northerly side property line; 7 feet from the southerly side property line; and 26.7 feet from the westerly rear property line. The roof of the front entry porch would be located 8.4 feet from the easterly front property line. The project includes the removal of the following existing unpermitted improvements (1) a 168-square foot sunroom located approximately 8.1 feet from the southerly side property line, 26 feet from the northerly side property line, and 30 feet from the westerly rear property line, (2) a second-floor deck located along the southerly side property line, 5.7 feet from the northerly side property line, and 16 feet from the westerly rear property line, and (3) a hot tub on the second floor deck that is located approximately 2 feet from the southerly side property line and 29 feet from the westerly rear property line. A Variance is required because the addition would result in a FAR greater than 30% and would reduce an approved 15-foot front yard setback to 8.4 feet where 25-feet is required in the applicable zoning district. The zoning for this parcel is R1-B1 (Single-family Residential, 6,000-square foot minimum lot area.) The subject property is located at **343 Kent Avenue, Kentfield**, and is further identified as **Assessor's Parcel 074-063-06**.

**9:05 A.M. C2. COASTAL PERMIT (CP 07-28) AND VARIANCE EXTENSION (VR 07-20):
STEPHEN LOWRY SG**

A proposal to consider the Lowry Variance and Coastal Permit Extension (EX10-7) requesting an extension of the expiration date of Coastal Permit 07-28 and Variance 07-20, which permitted the elevation of an existing, two-level, single family residence in order that the lowest finished floor conform to Federal Emergency Management Agency base flood elevation (BFE) requirements to prevent flooding of habitable space. The approved project includes construction of new concrete foundation, new stairs at the front porch and new perimeter concrete footings. The resultant residence shall have a maximum height of 23 feet above grade and maintain the following minimum setbacks from corresponding property lines: 18 feet from the westerly front property line; 22 feet from the easterly rear property line; 2.5 feet from the northerly side property line; and 3 feet from the southerly side property line. The elevated residence shall maintain the same location (footprint) and the same approximately 795 square feet of residential floor area, 165 square foot attached garage, 117 square foot attached front porch, and 169 square foot attached rear deck as the existing residential development. The subject property is located at **2 Calle del Embarcadero, Stinson Beach**, and is further identified as **Assessor's Parcel No.195-132-02**.

9:10 A.M. C3. **COASTAL PERMIT, DESIGN REVIEW, AND VARIANCE (I. D. 10-0075):
LOUISE PATTERSON** **SG**

A proposal to consider the Patterson Coastal Permit (CP 10-12), Design Review (DM 10-15), and Variance (VR 10-6) proposing to demolish an existing 1,624 square foot residence and construct a 2-level, 2,280 square foot residence, with an attached 500 square foot, 2-car garage on the lower level. In addition, the applicant is proposing to remove the existing septic system and replace it with a new septic system, construct a new 6 foot tall fence, as well as a new deck. The residence will attain a height of 37.50 feet NAVD/34.81 feet MLLW/23 feet 4 inches total height and will maintain the following setbacks: 1) 25 feet from northerly front property line; 2) 6 feet from the easterly side property line; and 3) 6 feet from the westerly side property line.. The zoning for this parcel C-RSPS-2.9. The subject property is located at **316 Seadrift Road, Stinson Beach**, and is further identified as **Assessor's Parcel 195-310-20**.

9:15 A.M. C4. **COASTAL PERMIT AND DESIGN REVIEW (I. D. 09-356): MY T LE** **VCP**

A proposal to consider the Le Coastal Permit and Design Review. The applicant, Ann Bool, has applied on behalf of the owner, My Le for Coastal Permit (CP 10-29) and Design Review approval (DR 10-48) for additions of 947 square feet to the existing 1,366 square foot residence. The addition would extend to the west of the residence. The project would result in a total of 2,313 square feet of floor area on the 32,670 square foot lot. Also proposed is: a new septic system that would be located to the south of the residence; and a new well 56 feet northeast of the residence and 48 feet from the northern property line. The zoning for this parcel is C-ARP-2 (Coastal, Agricultural Residential Planned, 1 unit per 2 acres). The subject property is located at **18140 State Route 1, Marshall** and is further identified as **Assessor's Parcel 106-302-02**.

9:20 A.M. H1. **COASTAL PERMIT (CP 05-7), DESIGN REVIEW (DR 05-13) AND SECOND UNIT(SU 08-19): THOMAS LIPPMAN** **VCP**

A proposal to review the Lippman Coastal Permit (CP 05-7), Design Review (DR 05-13), And Second Unit (SU 08-19). **The project was heard on June 26, 2008 and December 17, 2009 and a continuance was granted for staff to prepare an Initial Study.** The project has been determined not to be Statutorily Exempt from CEQA, pursuant to CEQA Guideline Section 15000.2(a), due to biological information provided from the applicant that states that the project site contains listed species and sensitive habitat areas, and the project may result in significant impacts to the environment. Since the hearing date of December 17, 2009, the Community Development Agency has meet with the applicant on February 9, 2010, has requested additional information for environmental review on February 12, 2010 and provided further clarification on application needs on March 23, 2010. To date, no new environmental review information has been provided by the applicant. Pursuant to CEQA Guideline Section 15109, the project is being denied due to incomplete information and the applicant's inability to provide the required information in a timely manner.

The proposed project is for new development and infrastructure improvements on a lot with an existing garage/barn. The applicant is proposing a new three-story residence with an attached two car garage, a new detached second unit, a new septic system, a domestic well, and other appurtenant structures. The residence would have a total square footage of 5,568 and would attain a height of 24 feet. The second unit would be 743 square feet in size and attain a height of 15 feet. Also proposed is the legalization of an existing garage/barn and a storage shed that are 1,035 square feet and 350 square feet in size, respectively. The garage will be modified by removing a minimum of 1 foot, 6 inches of foundation, wall and roof that encroaches onto the neighboring property on the western property line. The zoning for this parcel C-RSP-0.2 (coastal, Residential Single-family Planned, 1 unit per 5 acres). The subject property is located at **95 Highland Way Inverness**, and is further identified as **Assessor's Parcel 112-300-40**.

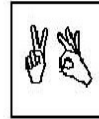
9:25 A.M.

H2. 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 125-070-05**.

**This item has been rescheduled due to a noticing error.
New notices have been sent.**



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.