

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING August 26, 2010

Johanna Patri, Hearing Officer

**9:00 A.M. C1. COASTAL PERMIT (CP 10-30) AND USE PERMIT (UP 10-15):
PROJECT ID 10-0005 - DAVID JABLONS**

LAJ

A proposal to install a temporary 197.7-foot high meteorological research tower on a 157-acre agricultural parcel. The tower would be located on a ridge and maintain the following setbacks: 572 feet from the northerly property line, 1,046 feet from the southerly property line, and 400 feet from the easterly property line. The following would be attached to the tower: small meteorological research devices, bat monitoring devices, and a solar panel to power the various instruments. Installation of the met towers would not result in substantial grading. Access to the tower would be by existing farm roads and trails. The devices on the towers would collect meteorological data to inform future decisions regarding the suitability of the area for wind energy production. The data collected would be transmitted wirelessly for further analysis off-site. The research tower would be removed within 1-5 years of installation. The zoning for this parcel is C-APZ-60 (Coastal, Agricultural Production Zone, 1 unit/60 acres.) The subject property is located at **5488 Middle Road, Petaluma**, and is further identified as **Assessor's Parcel 100-050-29**.

**9:10 A.M. C2. COASTAL PERMIT (CP 10-31) AND USE PERMIT (UP 10-16):
PROJECT ID 10-0006 - GREGORY AND DIANE CORNETT**

LAJ

A proposal to consider the Cornett Coastal Permit and Use Permit application to install a temporary 197.7-foot high meteorological research tower on a 291.4-acre agricultural parcel. The tower would be located on a ridge and maintain the following setbacks: 222 feet from the northerly property line, 1,149 feet from the westerly property line, and 2009 feet from the easterly property line. The following would be attached to the tower: small meteorological research devices, bat monitoring devices, and a solar panel to power the various instruments. Installation of the met towers would not result in substantial grading. Access to the tower would be by existing farm roads and paths. The devices on the towers would collect meteorological data to inform future decisions regarding the suitability of the area for wind energy production. The data collected would be transmitted wirelessly for further analysis off-site. The research tower would be removed within 1-5 years of installation. The zoning for this parcel is C-APZ-60 (Coastal, Agricultural Production Zone, 1 unit/60 acres.) The subject property is located at **2640 Whitaker Bluff Road, Petaluma**, and is further identified as **Assessor's Parcel 100-050-07**.

9:20 A.M.

C3. 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**.

9:25 A.M.

**H1. H1. A. NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT:
PHILLIPS LAND DIVISION (LD 00-9)
B. PHILLIPS LAND DIVISION (LD 00-9)**

VCP

A proposal to consider the Phillips Land Division. The proposed project is a land division that would divide a 288-acre lot (Assessor's Parcels 121-100-29 and -30) into two lots (a 2-acre parcel and a 286-acre parcel). The 286-acre lot would include the existing residence and all 270 acres (APN 121-100-29) that are encumbered by conservation agreements held by Marin Agricultural Land Trust and under Williamson Act Contract. Proposed Parcel 1 is not held under a conservation contract by MALT or protected by the Williamson Act. All future residential development on the 2-acre (Parcel 1) lot would be located within a delineated building and sewage disposal area. The building envelope on Parcel 1 would be approximately 8,800 square feet in size and the sewage disposal area would be approximately 4,250 square feet in size. The existing residence would continue to be served by the existing sewage disposal system near the residence. Both proposed lots would be accessed by a private driveway via Old Rancheria Road, through an easement with APN 121-100-22 and would share an existing well. Proposed Parcel 1 is vacant, and no development is proposed at this time. The building envelope would be approximately 130 feet from the top of bank for Halleck Creek, and the sewage disposal area would be approximately 136 feet. Parcel 1 would have access through the Remainder Parcel via a 20-foot wide access easement, and would have a 12-foot wide driveway that would be approximately 112 feet from the top of bank for Halleck Creek. The project address is **4000 Old Rancheria Road, Nicasio California** and is further identified as **Assessor's Parcels 121-100-29, -30**.

9:35 A.M. H2. COASTAL PERMIT, DESIGN REVIEW, AND VARIANCE (I. D. 10-0075): SG LOUISE PATTERSON

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**.

This item has been continued from the hearing of July 15, 2010.

9:45 A.M. H3. DESIGN REVIEW (DR 07-49), USE PERMIT (UP 08-25) AND SECOND UNIT PERMIT (DR 07-25): BENJAMIN BOUSKILA SG

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 and install a new gate and erect a 6 foot 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**.

This item has been continued from the hearing of August 12, 2010.



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