

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING February 17, 2011

Johanna Patri, Hearing Officer

Beginning at 9:00 A.M.

**1. STREET NAME CHANGE (ST 11-1) (Project I.D. 10-0341):
RAFF ET AL.**

VL

Hearing pursuant to Streets and Highway Code Section 970.5 and Marin County Resolution 80-78 to declare the intent of the Deputy Zoning Administrator to consider the naming of an un-named private access roadway that will serve three existing residences in Mill Valley to **Ridgeview Lane**. The applicants are also requesting to change the current situs addresses to the following:

Current address for APNs 050-081-07 (residence location) and -28 (vacant lot) is 516 Shoreline Highway. Proposed address is 516 Ridgeview Lane. Current address for APN 050-081-25 is 514 Shoreline Highway. Proposed address is 514 Ridgeview Lane. Current address for APNs 050-081-27(residence location) and -04 (vacant lot) is 508 Shoreline Highway. Proposed address is 508 Ridgeview Lane. The properties are located off of **Shoreline Highway in Mill Valley. The proposed street name for the un-named private access roadway is Ridgeview Lane. The properties are further identified as Assessor's Parcels 050-081-14, -07, -25, -27, and -28.**

2. VARIANCE (VR 09-3 and DM 09-20): MALIK

SG

A proposal to construct a 297 square foot kitchen and dining room, new deck, a 495 square foot new habitable basement space, and convert a 312 square foot carport into an attached garage. The proposed structure consists of a three level residence with a main floor, second floor and basement, and a total floor area of 2,603 square feet. The height of the addition would reach a maximum height of 39 feet 6 inches above natural grade and would have a 23.8% floor area ratio (FAR). The kitchen, dining room, and basement additions would reach a maximum height of 39 feet 6 inches above grade and have the following minimum setbacks: (1) 25 feet from the northwesterly front property line; (2) 71 feet from the easterly rear property line; (3) 6 feet 1 inches from the southerly side property line; and (5) 45 feet from the northeasterly side property line. The garage would have the following minimum setbacks: (1) 6 feet 6 inches from the northwesterly front property line; (2) approximately 90 feet from the easterly rear property line; (3) 10 feet from the westerly side property line; and (4) approximately 55 feet from the northeasterly side property line. The proposed deck extends off the front property line and within 5 feet 2 inches of the westerly side property line. The zoning for this parcel is R-1. The subject property is located at **49 Castle Rock Drive in Mill Valley**, and is further identified as **Assessor's Parcel 047-052-07.**

Jeremy Tejirian, Hearing Officer

Beginning at 9:30 A.M.

**3. USE PERMIT RENEWAL (Project I.D. 10-0199):
REDWOOD LANDFILL/METROPCS**

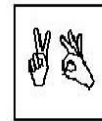
NEO

Proposal to renew Use Permit (UP 05-26) for an existing shared location MetroPCS telecommunications facility. The 75-foot tall monopole, antennas, and fenced equipment cabinets are adjacent to AT&T and T-Mobile facilities near the southern property line of the site. The zoning for this parcel is A-60, Agricultural Conservation District. The subject property is located at **8950 Redwood Highway, Novato**, and is further identified as **Assessor's Parcel 125-160-13**.

**4. USE PERMIT (Project I.D. 10-0342):
MARINWOOD PLAZA /T-MOBILE**

NEO

Proposal to obtain a separate Use Permit for an existing shared location T-Mobile telecommunications facility. The existing stealth tree and fenced equipment cabinets for this facility were originally permitted with Design Review in 2007 that relied on the existing Use Permit for the adjacent Crown Castle (AT&T and Sprint-Nextel) facility. The zoning for this parcel is CP, Commercial Planned District. The subject property is located at **197 Marinwood Avenue, San Rafael**, and is further identified as **Assessor's Parcel 164-471-70**.



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.