


**MARIN COUNTY PLANNING DIVISION  
ADMINISTRATIVE DECISION  
Draper Coastal Development Permit**

**Decision:** Approved with conditions  
**Date:** February 12, 2024

Project ID No:	P4270	Applicant(s):	Tom Hardy
		Owner(s):	Timothy and Melissa Draper
		Assessor's Parcel No(s):	109-300-10
		Property Address:	560 Pierce Point Road, Inverness
		Project Planner:	Sabrina Cardoza 415-473-3607 <a href="mailto:Sabrina.cardoza@marincounty.gov">Sabrina.cardoza@marincounty.gov</a>
		Signature:	
Countywide Plan Designation:		C-AG3 (Coastal, Agriculture, 1 unit/1-9 acres)	
Community Plan Area:		N/A	
Zoning District:		C-ARP-2 (Coastal, Agriculture, Residential Planned)	
Environmental Determination:		Categorically exempt from CEQA per section 15303, Class 3	

**PROJECT SUMMARY**

The applicant requests Coastal Development Permit approval to demolish an existing 814 square foot guest house and construct a new 963 square foot, detached Accessory Dwelling Unit with a 123-square foot attached deck on a developed, residential lot in Inverness. In combination with the existing 2,740 square feet of floor area on the site, the 814 square feet of proposed development would result in a total floor area of 3,703 square feet and a floor area ratio of 0.8 percent on the 442,659 square foot lot.

The proposed building would reach a maximum height of 15 feet above surrounding grade and the exterior walls would have the following setbacks: 445 feet from the southern front property line; 671 feet from the western side property line; 207 feet from the eastern side property line; 86 feet from the northern rear property line.

Coastal Development Permit approval is required pursuant to Marin County Code Section 20.68.030 because the project entails proposed development in the Coastal Zone not otherwise exempt from a Coastal Development Permit.

## **DISCUSSION**

Under the Marin County Local Coastal Program, Implementation Plan Section 22.70.030(B)(6), a public hearing for a Coastal Permit may be waived for those projects deemed minor developments if both of the following occur: (a) Notice is provided as required by Section 22.70.050 that a public hearing shall be held upon request by any person, and (b) No request for a public hearing is received within 15 working days from the date of sending the notice required by Section 22.70.050.

First, as proposed, the project is consistent with the certified Local Coastal Program and requires no other or concurrent discretionary permit. Further, substantial evidence in the record demonstrates that the project would have no adverse effect, either individually or cumulatively, on coastal resources or public access to the shoreline or along the coast.

Second, on January 5, 2024, the Community Development Agency mailed a public notice identifying the application, describing the project and its location, requesting public comments ascertaining whether a public hearing should be held, and the location per California Government Code requirements. Said notice was sent via US Post to all property owners within 600 feet of the subject property. Staff received no response from the public requesting a public hearing to date. Therefore, the proposed project meets all of the said requirements, and a public hearing is waived. A decision to approve the Draper Coastal Development Permit is being issued administratively pursuant to the findings below

## **COASTAL IMPLEMENTATION PLAN AND DEVELOPMENT CODE CONSISTENCY**

### **Mandatory Findings for Coastal Permit (Marin County Local Coastal Program Implementation Plan Section 22.70.070)**

**A. Coastal Access. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Coastal Access section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.180 (Public Coastal Access). Where the project is located between the nearest public road and the sea, a specific finding must be made that the proposed project, as conditioned, is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act (commencing with Section 30200 of the Public Resources Code)**

The property is located adjacent to Tomales Bay to the northeast, California State Parks lands (Tomales Bay State Park) to the northwest and southwest, and private property to the east. Pebble Beach is public-access beach located to the northwest of the property and is accessed by a trail network, including Jepson Trail.

The project is located entirely on private property and entails the replacement of an existing structure that would be located more than 200 feet from the coastal edge of the property. Further, there is currently no existing public access to the coast or any beaches from the subject property that the project would affect.

Therefore, the project is consistent with the Land Use Plan (LUP) public coastal access policies (C-PA-2, C-PA-15 and C-PA-16) and this finding because the project site is not located near a coastal bluff or beach access. Thus, the project would not interfere or impact existing coastal access in the surrounding area.

**B. Biological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Biological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.050 (Biological Resources).**

The non-developed portions of the large site feature forest dominated by coast live oak, and an intermittent stream course is also present on-site. Additionally, the subject property is located immediately adjacent to the waters of Tomales Bay.

The project entails the replacement of an existing structure generally following the existing footprint within previously disturbed areas of the site. However, the Biological Site Assessment prepared by WRA Environmental Consultants, dated March 2023, verifies that the project is not located near or within an Environmentally Sensitive Habitat Area (ESHA). More specifically, the project will be sited outside of respective 100-foot setbacks from sensitive aquatic resources including streams and the waters of Tomales Bay. Furthermore, the project incorporates best management practices such that no significant adverse impacts would occur to two special-status bats, four special-status birds, and non-status birds with baseline legal protections that have the potential to occur on-site, pursuant to the BSA.

Therefore, the project is consistent with the LUP biological policies associated with ESHAs buffers (C-BIO-3, C-BIO-18, C-BIO-19, C-BIO-23, and C-BIO-24).

Furthermore, the project is consistent with the LUP biological resources policies for the protection of natural transition and connection associated with streams, wetlands, and coastal dunes (C-BIO-1, C-BIO-2, C-BIO-3, C-BIO-7, C-BIO-8, C-BIO-14, C-BIO-23) and this finding because the project would not alter the margins along environmentally sensitive habitat areas including riparian corridors, wetlands, baylands, woodlands, or coastal dunes. Further, the project would not entail the irreplaceable removal of groves of trees that provide wildlife nesting and roosting areas.

**C. Environmental Hazards. The proposed project, as conditioned, is consistent with the applicable policies contained in the Environmental Hazards section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.060 (Environmental Hazards).**

On July 13, 2021, the Board of Supervisors voted to activate the certified Local Coastal Program (LCP) Amendments. All portions of Marin's LCP Amendments have been approved by the Board of Supervisors and certified by the Coastal Commission with the exception of chapters related to environmental hazards, which remain the subject of on-going work and public input. As a result, those sections of the original versions of the LCP, certified by the Coastal Commission in 1980 (Unit I) in 1981 (Unit II) and the Marin County Interim Code Sections 22.56.130I.H, 22.56.130I.K, and 22.56.130I.L still apply to environmental hazards and are further discussed in the Interim Code section of this report.

**D. Agriculture and Mariculture. The proposed project, as conditioned, is consistent with the applicable policies contained in the Agriculture and Mariculture sections of the Marin County Land Use Plan and the applicable agricultural and maricultural standards contained in Chapter 22.32.**

The subject property is zoned C-ARP-2 (Coastal, Agriculture, Residential, Planned). The project entails improvements to an existing residential property and is located in an area

governed by a zoning district that allows for single-family residential uses, including Accessory Dwelling Units. As such, this finding does not apply because the project does not entail agricultural or maricultural uses.

- E. Water Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Water Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.080 (Water Resources).**

The project entails minimal grading to accommodate the replacement of the existing guest house with a new Accessory Dwelling Unit located in a relatively similar footprint, along with new attached decks. Excavation would be limited to foundation work within previously disturbed area.

The applicant provided a preliminary grading and drainage plan that was reviewed by the Department of Public Works and found to be acceptable. Therefore, the project is consistent with the LUP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff that would adversely affect the quality of coastal waters (C-WR-1, C-WR-2, C-WR-3, C-WR-6) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.

- F. Community Design. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Design section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.100 (Community Design).**

The project site is a large property adjacent to a small community of smaller privately-owned properties accessed by a privately maintained road off located off of Pierce Point Road. The project entails the replacement of an existing guest house with a similarly sized Accessory Dwelling Unit and attached decks. The new ADU would reach the maximum allowable height of 15 feet under the governing C-ARP zoning district.

The access point to the private road is located in a public parking area that provides access to public trails. However, this public parking area has limited views to Tomales Bay due to varying topography and dense vegetation. Additionally, the project is located more than 600 feet from the inland-most property line and is not visible from the public parking area. The project is also located more than 200 feet from the coastal edge of the property adjacent to Tomales Bay and is therefore not highly visible from the waters of the bay.

As the property is not located on a prominent ridgeline, nor are there any public access viewing points from the property, the project is further consistent with this finding and the LUP community design policies to protect visual resources and compatible design (C-DES-1, C-DES-2, C-DES-3, and C-DES-4).

- G. Community Development. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Development section of the Marin County Land Use Plan and the applicable standards contained in Chapter 22.66 (Community Development).**

The project would result in the replacement of an existing single-family accessory structure within the footprint of existing development. The project would be adequately served by existing water and onsite sewage facilities as reviewed by and subject to the standards of the Environmental Health Services Division.

Though the subject property is immediately adjacent to the Tomales Bay shoreline, the project is sited more than 200 feet from the shoreline. Further, the new Accessory Dwelling Unit would reach the maximum allowable height of 15 feet above surrounding grade.

Therefore, the project is consistent with LUP policies C-CD-1 and C-CD-5 for new development along the Tomales Bay shoreline and this finding.

**H. Energy. The proposed project, as conditioned, is consistent with the applicable policies contained in the Energy section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.120 (Energy).**

The proposed project would be required to satisfy all energy-saving standards as required by the County's Building and Safety Division prior to the issuance of a building permit. Therefore, the project is consistent with the LUP energy policies (LUP Policies EH-2.1, EH-2.3, and CD-2.8) and this finding because it would be constructed in conformance with County energy efficiency standards, as verified during review of the Building Permit application.

**I. Housing. The proposed project, as conditioned, is consistent with the applicable policies contained in the Housing section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.130 (Housing).**

The proposed project would not result in the removal or demolition of low and/or moderate-income housing and would not affect the available housing stock in the surrounding communities. Therefore, the project is consistent with the LUP housing policies to address low- and moderate-income housing needs in the Coastal Zone (LUP Policy C-HS-1).

**J. Public Facilities and Services. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Facilities and Services section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.140 (Public Facilities and Services).**

The project is located on an existing and development residential lot and would continue to be served by the existing onsite water system and sewage disposal facility as reviewed by and subject to the standards of the Environmental Health Services Division.

Therefore, the project is consistent with the LUP public facilities and services policies (C-PFS-1 and C-PFS-7) and this finding because the project would be adequately served by existing onsite water and an onsite sewage disposal system located on the existing residential lot that would be adequately sized to meet the needs of the development, as verified during review of the Building Permit application.

**K. Transportation. The proposed project, as conditioned, is consistent with the applicable policies contained in the Transportation section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.150 (Transportation).**

The project site is currently accessed from a private access road that adjoins a public parking area off of the publicly maintained Pierce Point Road.

The project would not entail any alterations or impacts to existing roadway facilities or public parking facilities, including Pierce Point Road or the public parking area. Therefore, the project is consistent with the LUP transportation policies (C-TR-1 and C-TR-2) and this finding because the project would not result in impacts to the scenic quality of Highway One.

- L. Historical and Archaeological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Historical and Archaeological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.160 (Historical and Archaeological Resources).**

The project site is not located in an identified historic area and does not involve modification to existing historic structures. Therefore, the project is consistent with the LUP historical and archaeological resources policies (C-HAR-2, C-HAR-8) and this finding because the project site is not located within any mapped historic district boundaries and would not affect historical, archaeological, or paleontological resources.

- M. Parks, Recreation, and Visitor-Serving Uses. The proposed project, as conditioned, is consistent with the applicable policies contained in the Parks, Recreation, and Visitor-Serving Uses section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.170 (Parks, Recreation, and Visitor-Serving Uses).**

The property is adjacent to Tomales Bay to the northeast, California State Parks lands (Tomales Bay State Park) to the northwest and southwest, and private property to the east. Pebble Beach is public-access beach located to the northwest of the property and is accessed by a trail network including Jepson Trail. However, the project is located entirely within private property and would not adversely affect existing public access to existing visitor-serving uses such as state parks or public access beaches.

The project is consistent with LUP policies for coastal recreation and visitor-serving and local-serving facilities (C-PK-1 and C-PK-4) and this finding because the project is located entirely on the subject property and would not adversely affect existing access to existing visitor and local serving amenities.

**Mandatory findings for Coastal Permit approval pursuant to Marin County Interim Code Sections 22.56.130I.H, 22.56.130I.K, and 22.56.130I.L.**

- A. Dune Protection (Marin County Interim Code Section 22.56.130I.H)**

There are no naturally occurring dunes in the project area or in the immediate surrounding area and no structures are proposed.

- B. Shoreline Protection (Marin County Interim Code Section 22.56.130I.K)**

Though the property is immediately adjacent to Tomales Bay, the proposed project does not include any structure located adjacent to the shoreline or within a bluff erosion zone. The proposed structure would be located more than 200 feet from the shoreline.

- C. Geologic Hazards (Marin County Interim Code Section 22.56.130I.L)**

The project site is not located in an area of geological hazards as indicated on the Geologic Hazards Map for Unit II of the Local Coastal Program and is not located within the delineated boundaries of the San Andreas fault zone identified on the Alquist-Priolo Special Study Zone Map. The Marin County Community Development Agency – Building and Safety Division would also determine seismic compliance with the California Building Code. Therefore, the project is consistent with this finding.

## **ACTION**

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

## **CONDITIONS OF PROJECT APPROVAL**

### **CDA-Planning Division**

1. This Coastal Development Permit approval authorizes the demolition of an existing 814 square foot guest house and the construction of a new 963 square foot, detached Accessory Dwelling Unit with a 123-square foot attached deck on a developed, residential lot in Inverness. In combination with the existing 2,740 square feet of floor area on the site, the 814 square feet of approved development would result in a total floor area of 3,703 square feet and a floor area ratio of 0.8 percent on the 442,659 square foot lot.

The approved building would reach a maximum height of 15 feet above surrounding grade and the exterior walls would have the following setbacks: 445 feet from the southern front property line; 671 feet from the western side property line; 207 feet from the eastern side property line; 86 feet from the northern rear property line.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "ADU for Tim and Melissa Draper," consisting of seven sheets prepared by Thomas Rex Hardy, received in final form on November 11, 20, 2023, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2024" with respect to all of the standard conditions of approval (1 through 4).

## **VESTING**

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially

completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

## **RIGHT TO APPEAL**

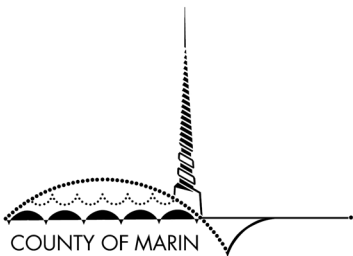
This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than 10 business days from the date of this decision.

cc: *{Via email to County departments}*  
CDA – Assistant Director  
CDA – Planning Manager  
DPW – Land Development  
CDA – Environmental Health Services  
County Fire (CSA 31)

### Attachments:

1. Marin County Uniformly Applied Conditions 2024





**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS  
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

**2024**

**STANDARD CONDITIONS**

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin and shall cooperate fully in the defense.
3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

**SPECIAL CONDITIONS**

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A

report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.
17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and

compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

### CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.