

**MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY -
PLANNING DIVISION**

M E M O R A N D U M

TO: Johanna Patri, Deputy Zoning Administrator

FROM: Christine Gimmler, Senior Planner

RE: January 31, 2008 DZA Hearing Item H1.: Fergus-Beekman Coastal Permit/Minor Design Review/Second Unit Permit
193 Park Avenue, Inverness
APN 112-251-14

DATE: January 25, 2008

Since the November 15th hearing on the above-referenced item, the applicant has submitted revised architectural plans for the proposed second unit as well as a detailed landscape plan, which are described below. In addition, this memo includes a response to previously received correspondence and corrections to several errors in the original staff report.

Revised Architectural Plans

In response to comments and concerns regarding the height of the proposed second unit, the applicant has submitted revised plans proposing to replace the original gable roof structure with a modified "dutch gable" roof. As shown in the attached plans, the proposed modifications would reduce the maximum height of the structure (above existing grade) from 22 feet, 10 inches to 19 feet, 6 inches. Since the proposed roof now incorporates hipped roof elements at either end of the structure, the height of the most visible downhill (north) elevation would be reduced in height from 22 feet to 17 feet, a reduction of 5 feet. Finally, the understory area below the unit has been set back 1.5 feet in order to break up the visual mass of the downhill (northeast) elevation.

Landscape Plan

The applicant has prepared a more detailed landscape proposal for the property. As shown on the attached plans, proposed plantings include the installation of ten Portugal laurel or Pacific wax myrtle (with mature heights ranging from 20 to 30 feet) along the side property line to screen the second unit from the east, and a mixture of wild lilac, Coast silktassel, and coffeeberry (with mature heights ranging from 10 to 18 feet) to screen the building from below.

Second Unit Height Findings

As noted in submitted correspondence (see Attachments 3 and 4), in 1996, the Board of Supervisors adopted Resolution 96-149 regarding second units in Inverness. This resolution contained a specific finding that detached second units shall not exceed a height of 15 feet unless the Community Development Director determines that the additional height will not adversely impact the adjacent neighbors or neighborhood. At the time this Resolution was adopted, Marin County had countywide

second unit regulations as well as a number of community-specific regulations which applied in locations such as Bolinas, Stinson Beach, Inverness, and Point Reyes Station. However, in 2003, the Board of Supervisors adopted an updated Second Unit Ordinance intended to bring the County’s Second Unit requirements into conformance with new State laws as well as to incorporate community specific “exceptions” or special findings into the Development Code so that all second unit standards could be found in one place. As a result, the new Development Code incorporates a standard set of findings for the approval of second units which supercede the individual findings and criteria previously laid out in ordinances and resolutions for each community. Rather than including a specific finding related to height, Finding 22.32.140.G.1.b in the updated Development Code specifies that new second units must comply with all applicable development standards of the governing zoning district (such as height, setbacks, floor area ratio, etc). In this case, the governing C-RSP-1 zoning district specifies a height limit of 15 feet above natural grade for detached accessory structures, but allows additional height to be considered through the Design Review process if findings can be made that the additional height does not violate the intent of the zoning. Accordingly, the recommended approval resolution contains a Design Review finding related to the additional height. It should be noted that from a community plan policy standpoint, findings have also been made that the proposed project would be consistent with policies of the Inverness Ridge Community Plan because the project would not result in significant adverse impacts to the surrounding built environment relative to off-site views from adjacent properties, privacy for the subject and surrounding properties, and building design, siting, height, mass, and bulk.

Staff Report Corrections

It has been brought to staff’s attention that the table of floor area ratios in the vicinity of the project site included in the staff report contained errors. The corrected information is provided below.

TABLE 1: Neighborhood Development Conditions (adjacent properties)

Property Address	Development Size (square feet)	Lot Size (square feet)	Floor Area Ratio
195 Park	1,352 (residence)	6,000	22.5% 11.8% 11.8%
175 Edgemont	1,828 (residence)	11,100	16.5% 22.5% 22.5%
191 Edgemont	936 (residence) 206 (studio)	8,418	13.5%
<i>193 Park (project site)</i>	<i>1,320 (residence) 736 (second unit)</i>	<i>17,375</i>	<i>11.8%</i>

The corrected information continues to demonstrate that the proposed development, in relation to the property size (floor area ratio), would be less than what currently exists on adjacent properties.

- Attachments:
1. Revised Architectural Plans and Landscape Plans, prepared by Thayer Hopkins Architects, dated January 17, 2008
 2. Plant List (with photos), submitted January 25, 2007
 3. Bridger Mitchell email, dated November 14, 2007
 4. Bridger Mitchell letter, dated December 30, 2007

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