

**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 30, 2008

On January 28<sup>th</sup>, the applicant submitted a photosimulation of the proposed second unit, as viewed from Edgemont Avenue, which is attached for your review (Attachment 1). In addition, the discussion of Second Unit Height Findings included in staff's supplemental memo of January 25<sup>th</sup> has been modified for further clarification of the issue (for clarity, the full text of this section with revision marks is provided 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. The finding regarding height in Resolution 96-149 remains part of the Inverness Ridge Community Plan and, therefore, is applicable as a policy consideration. Accordingly, the recommended Resolution contains a finding that ~~It should be noted that from a community plan 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 propertyies, and building design, siting, height, mass, and bulk.*

Attachments: 1. Photosimulation of proposed project, prepared by Thayer Hopkins Architects

cg/dza/memo/Fergus-beekman1-31-08revised.doc