

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

**M E M O R A N D U M**

**TO:** Ben Berto, Deputy Zoning Administrator

**FROM:** Veronica Corella Pearson, Assistant Planner

**RE:** March 13, 2008 DZA Hearing Item H2: Robinson/Scafa Use Permit (DM 07-43 and UP 07-43)  
530 Shoreline Highway, Mill Valley  
APN 050-081-13

**DATE:** March 6, 2008

Since the hearing date of August 30, 2007, the applicant has submitted revised plans on January 18, 2008, which included: 1) a survey, 2) a landscape plan; and 3) a grading and drainage plan. In addition, the applicant has provided an arborist report, hydrology report, and a geotechnical report.

*Architectural Plans*

The applicant provided revised plans on January 18, 2008 included revisions to the original plans of June 1, 2007. The revised plans contain the following: 1) terraced retaining walls facing Shoreline Highway; 2) redesign of the stairway approach to the vestibule; 3) planter boxes facing Shoreline Highway and the side (north) property line; 4) the garage has been changed to a carport with an enclosure for storage and moved 3 feet from the front property line; 5) the vestibule has been reduced to a length of approximately 25 feet, and width of 8.5 feet; 6) new retaining wall on the side (north) property line that would begin at grade and increase to a maximum height of 9.5 feet for a length of approximately 44 feet; and 7) the addition on the north wall of the lower level has been removed from the plans.

*Landscape Plan*

The applicant has prepared a detailed landscape plan for the front terrace area, and the side (north and south) property lines. Majority of the plants proposed are drought tolerant species. The existing bamboo is shown to remain. Verbal verification was received from the Southern Marin Fire District that the bamboo is acceptable and the fire district has no concerns with the proposed project.

*Drainage Plan and Hydrology Report*

On February 21, 2008, Planning received a response from the Department of Public Works – Land Use Division in response to the transmittal (distributed on January 24, 2008), which requested comment on the adequacy of the drainage plan and hydrology plan. In the

memorandum, DPW notes that the hydrology report is lacking information. The existing drainage patterns and the recommended improvements from the geotechnical investigation by Herzog are not all shown on the plans. Furthermore, pre-development peak flows are not provided, which are needed to evaluate the change in surface runoff that will result from the proposed additions. In addition, the plans do not show any new pervious surfaces from the original plans that proposed a flagstone terrace.

#### *Arborist Report*

The applicant has provided an arborist report that evaluated the possible implications on the Coast live oak on the neighboring property at 28 Shoreline Highway. The arborist reviewed the proposed plan and the existing condition of the oak and determined that the oak is of average health and is currently being negatively impacted by the existing fill towards the Robinson/Scafa residence. The report comments that the tree will not sustain any significant root impacts until at an estimated distance of 18 feet. The provided plans do not show the location of the existing tree, or show the distance from the tree to the carport, therefore it is difficult to ascertain if the carport is an appropriate distance away to protect the tree from significant impacts. Staff has spoken with the arborist who has commented that in their opinion, the project would improve the health of the tree by removing the existing fill, which has negatively impacted the root zone.

#### *Correspondence*

On March 14, 2008, staff was forwarded a letter from Dr. Canick in which he requested to meet with Mr. Selanders to discuss the design of the project and the existing drainage conditions and to receive copies of all reports submitted to the County. As of the date of this memo, Mr. Canick has not met with the owners or architect.

#### *Recommendations*

Many of the recommendations that were in the Staff Report of August 30, 2007 have been incorporated into the revised plans. A revised resolution is attached that reflects these changes. After review of the new plans and reports, staff finds that the new terraced retaining walls and planter boxes will improve the appearance of the structures, along with the new landscape plan. Staff is still in support of the conditions of approval which require that all new structures be setback a minimum of 3 feet from the north, south, and west property lines to allow for vegetation to be planted to reduce the visual effects of the retaining wall, which will vary in size from 9 to 12 feet in height, and to allow for maintenance of the property (please see the revised Resolution and Staff Report of August 30, 2007 for additional analysis). In addition staff has included conditions of approval that would require the applicant to call out all heights and dimensions of all new structures (retaining walls, addition, and carport) so that there are no discrepancies as to their size and dimensions. Sheet A1 shows the previously proposed project and needs to be revised to show the new terraced retaining walls and carport relocation. In addition, the plans need to show the oak tree at 528 Shoreline Highway, and note the distance of the carport to the oak.

- Attachments:
1. Revised Resolution
  2. Plans submitted on January 18, 2008
  3. Department of Public Works – Land Development, memo sent February 21, 2008
  4. Dr. Jonathan Canick, letter sent February 13, 2008

5. Roy. C. Leggit, III Arborist Report, October 22, 2007
6. ILS Associates, Hydrology Report, December 17, 2007

cc: John Canack  
Supervisor Steve Kinsey  
Gregory and Sharon Dowson  
Lori Robinson and Rosemarie Scafa

I:\Cur\VC\Applications\Mixed Apps\Robinson DM and UP (MV)\RobninsDZAmemo4.DOC

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION \_\_\_\_\_

A RESOLUTION CONDITIONALLY APPROVING THE ROBINSON/SCAFA  
DESIGN REVIEW (DM 07-43) AND USE PERMIT (UP 07-32)  
530 SHORELINE HIGHWAY, MILL VALLEY  
ASSESSOR'S PARCEL 050-081-13

\*\*\*\*\*

**SECTION I: FINDINGS**

- I. WHEREAS the applicant, Selander Architects, on behalf of Rosemarie Scafa and Lori Robinson, has made an application for Design Review for additions and renovations to an existing 1,683 square foot residence on the 17,916 square foot subject property. The proposed project includes: 1) a new 39-foot long by 10 foot wide vestibule, that will be 9 feet, 3 inches in height; 2) new in-ground pool; 3) new terrace and deck; 4) new stairs and retaining walls; 5) new 673 square foot garage with storage; 6) new 650 square foot addition with an enclosed bridge that will attain a height of 19 feet; and 7) an addition of 38 square feet to the north end of the lower level of the main residence. Design Review is required for retaining walls over 4 feet in height, a vestibule that has a height of 9 feet, 3 inches and is located in the side (north) setback, and a pool in the side (south) setback. Use Permit approval is required for encroachment into the front (west) and side (north and south) setbacks. The proposed project would not increase the existing height of the residence (20 feet, 11 inches) and as proposed, the new structures would have exterior materials and colors to match the existing structure with wood blue siding, with natural wood trim, and composite shingle roof. The retaining walls would be tinted gray. The new garage would be directly on the north and south property line and would have a maximum height of 12 feet. The eastern wall of the garage would serve as a retaining wall for the new pool and terrace which would be located directly to the east of the carport. The new garage would provide covered parking for two vehicles with 247 square feet of storage. The new vestibule would be located along the side (north) property line and would be at the same elevation as the existing lower story of the residence, with a maximum height of 9 feet, 3 inches. The vestibule would have no roof and would be fully enclosed on all sides and would serve as the main access to the residence and terrace. The existing garage would be converted to habitable space and the north wall of the lower level would be extended to meet the north wall of the existing upper level. The new addition to the rear (east) of the residence would have a height of 19 feet and would be located 1-foot within the otherwise 10-foot side (south) setback. The subject property is located at 530 Shoreline Highway, Mill Valley, and is further identified as Assessor's Parcel 050-081-13.
  
- II. WHEREAS the Marin County Deputy Zoning Administrator held a duly noticed public hearing August 30, 2007, to consider the merits of the project, and hear testimony in favor of and in opposition to the project.
  
- III. WHEREAS the Marin County Deputy Zoning Administrator determined that additional material was needed to make a determination and requested: an arborist report, storey poles, landscape plan, drainage plan, survey, and a drainage plan.

- VI. WHEREAS the applicant submitted the requested materials on January 18, 2008, which included the following revisions to the architectural plans: 1) terraced retaining walls facing Shoreline Highway; 2) redesign of the stairway approach to the vestibule; 3) planter boxes facing Shoreline Highway and the side (north) property line; 4) the garage has been changed to a carport with an enclosure for storage and moved 3 feet from the front property line; 5) the vestibule has been reduced to a length of approximately 25 feet, and width of 8.5 feet; 6) new retaining wall on the side (north) property line that would begin at grade and increase to a maximum height of 9.5 feet for a length of approximately 44 feet; and 7) the addition to the residence on the north wall of the lower level has been removed from the plans.
- VII. WHEREAS the Marin County Deputy Zoning Administrator held a duly noticed public hearing March 13, 2008, to review the requested material, consider the merits of the project, and hear testimony in favor of and in opposition to the project.
- VIII. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act, per 15303, Class 3 because construction of an accessory structure on a residentially developed lot would have no potentially significant impacts on the environment.
- IX. WHEREAS THE Marin County Deputy Zoning Administrator finds that, subject to conditions of approval, the proposed project is consistent with the mandatory findings for Design Review approval (Section 22.42 of the Marin County Development Code) for the reasons listed below.

**A. The proposed development will properly and adequately perform or satisfy its functional requirements without being unsightly or creating incompatibility/disharmony with its locale and surrounding neighborhood;**

The proposed retaining walls, rear addition, vestibule, pool, and landscape and hardscape features as required by the Conditions of Approval (C.O.A's) would be unobtrusive to the surrounding neighborhood and would not be unsightly or create incompatibility with the neighborhood, since the conditioned landscaping will shield visibility of the retaining walls and structures.

**B. The proposed development will not impair, or substantially interfere with the development, use, or enjoyment of other property in the vicinity, including, but not limited to, light, air, privacy and views, or the orderly development of the neighborhood as a whole, including public lands and rights-of-way;**

The proposed retaining walls, vestibule, pool, and landscape and hardscape features as required by C.O.A's would maintain adequate setbacks, which would preserve the adjacent neighbors enjoyment of their property, and would not interfere with the development of the neighborhood.

**C. The proposed development will not directly, or cumulatively, impair, inhibit, or limit further investment or improvements in the vicinity, on the same or other properties, including public lands and rights-of-way;**

The proposed retaining walls, vestibule and pool as required by C.O.A's would allow for adequate setback from adjacent properties to allow for improvements in the vicinity to other properties and would not inhibit development on public lands and rights-of-way.

- D. The proposed development will be properly and adequately landscaped with maximum retention of trees and other natural features and will conserve non-renewable energy and natural resources;**

Based on the conditions of approval, which will require drought tolerant, native perennial plants to be placed at the base of the proposed retaining walls, the proposed project will provide adequate landscaping and will not impact other natural features, and would not result in overuse of non-renewable energy and natural resources.

- E. The proposed development will be in compliance with the design and locational characteristics listed in Chapter 22.16 (Planned District Development Standards);**

The proposed project as conditioned will comply with the design and locational characteristics of Chapter 22.16 as described in the above sections A through H.

- F. The proposed development will minimize or eliminate adverse physical or visual effects, which might otherwise result from unplanned or inappropriate development, design, or placement. Adverse effects include those produced by the design and location characteristics of the following:**

- 1. The area, heights, mass, materials, and scale of structures;**

Conditions of project approval have been required which would have required landscaping along all retaining walls, reducing the appearance of their height and mass.

- 2. Drainage systems and appurtenant structures;**

Conditions of approval would restrict the location of all structures to a minimum of 3 feet from the applicable property lines, therefore enabling drainage systems to be installed and maintained, and minimizing adverse physical, or visual impacts of appurtenant structures.

- 3. Cut and fill or the reforming of the natural terrain, and appurtenant structures (e.g., retaining walls and bulkheads);**

The proposed project as required by the C.O.A's would minimize impacts associated with cut and fill or the reforming of the natural terrain and appurtenant structures.

- 4. Areas, paths, and rights-of-way for the containment, movement or general circulation of animals, conveyances, persons, vehicles, and watercraft; and**

The proposed project will improve the circulation of vehicles onto the subject property and improve parking and safety, and will not result in adverse impacts to the circulation of animals, conveyances, or watercraft.

**5. Will not result in the elimination of significant sun and light exposure, views, vistas, and privacy to adjacent properties.**

The proposed project as required by C.O.A's will minimize impacts to light, views, vistas and privacy to adjacent properties.

**G. The project design includes features, which foster energy and natural resource conservation while maintaining the character of the community.**

The proposed project is required to meet Title 24 of the Marin County Code and the Marin Green Home: Remodeling Green Building Residential Design Guidelines, which require that the residence use minimal amounts of natural resources and utilize sustainable materials in all construction.

**H. The design, location, size, and operating characteristics of the proposed use are consistent with the Countywide Plan and applicable zoning district regulations, are compatible with the existing and future land uses in the vicinity, and will not be detrimental to the public interest, health, safety, convenience, or welfare of the County.**

The project proposes to construct new additions and renovations to an existing single family residence which is consistent with the Marin Countywide Plan land-use designation of SF5 (Single-family, 1 unit/2-4 acres), with the governing RA:B2 (Residential Agriculture, Minimum Lot Area 1 unit/10,000 square feet) zoning district with Use Permit and Design Review approval.

**X. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project as conditioned is consistent with the Marin Countywide Plan for the following reasons:**

- A. The project would be consistent with the SF5 (Single-family, 2-4 unit/acre) land use designation;
- B. The project would comply with Marin County standards for flood control, geotechnical engineering, and seismic safety, and include improvements to protect lives and property from hazard;
- C. The project would comply with governing development standards related to roadway construction, parking, grading, drainage, flood control and utility improvements as verified by the Department of Public Works;
- D. The project would not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or other services; and
- E. The project would minimize soil disturbance and maximize retention of natural vegetation.

F. The project has been reviewed and approved by the Tamalpais Design Review Board.

XI. WHEREAS the Marin County Deputy Zoning Administrator finds that, in accordance with the conditions of approval, the Mandatory Findings for a Use Permit per Section 22.48.040 of the Marin County Code can be made for the following reasons:

**A. The proposed use is allowed, as a conditional use, within the subject-zoning district and complies with all of the applicable provisions of this Chapter.**

The proposed improvements conform to the RA:B2 zoning district standards and with Marin County Code Section 22.20.090.2.c, Setback Requirements and Exceptions, because the applicant is applying for a Use Permit for detached accessory structure located within a required setback.

**B. The proposed use is consistent with the Countywide Plan and applicable Community Plans.**

Please see Section IV above.

**C. The approval of the Use Permit for the proposed use is in compliance with the California Environmental Quality Act (CEQA).**

Please see Section III above.

**D. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.**

The proposed project as conditioned will insure that the proposed structures are designed, located, and sized so that they are compatible with the single-family residential land use of the neighborhood.

**E. The proposed use would not impair the architectural integrity and character of the zoning district in which it is to be located.**

The proposed improvements as conditioned would not impair the architectural integrity and character of the RA:B2 zoning district and is consistent with the requirements in Section 22.20.050.

**F. That granting the Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.**

The proposed carport would meet the findings described above in Section V, A through E, and granting the Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.



## SECTION II: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Robinson/Scafa Design Review and Use Permit subject to the following conditions:

Community Development Agency – Planning Division

1. Pursuant to Chapter 22.42 (Design Review) and Chapter 22.48 (Use Permits) of the Marin County Code, the Robinson/Scafa Design Review and Use Permit is approved for additions and renovations to an existing 1,683 square foot residence on the 17,916 square foot subject property. The approved work entails: 1) a new 25-foot long by 8.5 foot wide vestibule, that will be 9 feet, 3 inches in height; 2) new in-ground pool; 3) new terrace; 4) new stairs and retaining walls, that will have a maximum height of 12 feet; 5) new 2 car carport (35 feet long by 18.5 feet wide) with 240 square feet of storage which have been approved by the Use Permit; 6) new 650 square foot addition with an enclosed bridge that will attain a height of 19 feet; and 7) new landscape and hardscape features. The proposed project would not increase the existing height of the building (20 feet, 11 inches) and, as proposed, the new structures would have exterior materials and colors to match the existing structure with wood siding stained blue, and natural wood trim, with composite shingle roof and retaining walls in gray.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a complete set of revised plans for review and approval by the Community Development Agency staff depicting the following changes. Once approved, the plans shall be incorporated into the approved project file as “Exhibit A-1” and shall supersede “Exhibit A.”
  - a. The carport shall maintain a minimum 3-foot setback from the western and southern property lines and the west and south facing wall of the carport shall be fully landscaped with drought tolerant, perennial native plants, which will attain a height of approximately 6 feet.
  - b. The vestibule and stairs, pool, retaining walls, and carport and storage, shall have a minimum 3-foot setback from the northern, southern, and western property lines and all disturbed areas between the property line and the new structures shall be planted with drought tolerant, perennial native plants, which will attain a height of approximately 6 feet.
  - d. The base of all retaining walls and structures shall be landscaped along their entirety with drought tolerant, native perennial plants.
  - e. All plans shall be revised to show the heights and dimensions of all structures (retaining walls, carport, rear addition) and their setback from property lines.
  - f. The addition to the rear of the residence shall be moved one foot to the north and not encroach into the side setback.
3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the site plan or other first sheet of the office and job site copies of the Building Permit plans to list these conditions of approval as notes.
4. BEFORE FOUNDATION INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper certification conduct a survey of the west, north, and south property lines and install property line markers that can be readily verified by the Building

and Safety Inspection staff to verify building setbacks and submit a written (stamped) confirmation to the Planning Division confirming that the staking of the property lines has been properly completed. In addition, it is recommended that the required setback lines be clearly marked by stakes similar to batter boards that are installed at the foundation corners. The requirement for new survey markers may be waived if proper survey markers already exist at the site and can be used by the Building and Safety Inspection staff to definitely measure building setbacks.

5. If archaeological, historic, or prehistoric resources are discovered during construction, construction activities shall cease, and the Community Development Agency staff shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may occur in compliance with State and Federal law. A registered archeologist, chosen by the County and paid for by the applicant, shall assess the site and shall submit a written report to the Community Development Agency staff advancing appropriate mitigations to protect the resources discovered. No work at the site may recommence without approval of the Community Development Agency staff. All future development of the site must be consistent with findings and recommendations of the archaeological report as approved by the Community Development Agency staff. If the report identifies significant resources, amendment of the permit may be required to implement mitigations to protect resources. Additionally, the identification and subsequent disturbance of an Indian midden requires the issuance of an excavation permit by the Department of Public Works in compliance with Chapter 5.32 (Excavating Indian Middens) of the County Code.
6. All construction activities shall comply with the following standards:
  - a. Construction activity is only permitted between the hours of **7:00 a.m. and 6:00 p.m., Monday through Friday, and 9:00 a.m. and 5:00 p.m. on Saturday**. No construction shall be permitted on Sundays and the following holidays (New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day). Loud noise-generating construction-related equipment (e.g., backhoes, generators, jackhammers) can be maintained, operated, or serviced at the construction site from 8:00 a.m. to 5:00 p.m. Monday through Friday only. Minor jobs (e.g., painting, hand sanding, sweeping) with minimal or no noise impacts on the surrounding properties are exempted from the limitations on construction activity. At the applicant's request, the Community Development Agency staff may administratively authorize minor modifications to these hours of construction.
  - b. It shall be the responsibility of the applicant to ensure that all construction materials and equipment are stored on-site (or secured at an approved off-site location) and that all contractor vehicles are parked in such a manner as to permit safe passage for vehicular, pedestrian, and bicycle traffic at all times.
7. All utility connections and extensions (including but not limited to electric, communication, and cable television lines) serving the development shall be under grounded from the nearest overhead pole from the property, where feasible as determined by the Community Development Agency staff.

8. The applicant/owner hereby agrees to 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 Use Permit, for which action is brought within the applicable statute of limitations. This indemnification shall include, but not be limited to, damages, fees, and/or costs awarded against the County, if any, and the cost of suit, attorney's fees, and other costs, liabilities, and expenses incurred in connection with such proceedings, whether incurred by the applicant/owner, the County, and/or the parties initiating or bringing such proceeding.
9. Any changes or additions to the project shall be submitted to the Community Development Agency in writing for review and approval before the contemplated modifications may be initiated. Construction involving modifications that do not substantially comply with the approval, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications are obtained by the applicant.
10. BEFORE ISSUANCE OF A GRADING PERMIT for any of the work identified in Condition 1 above, the applicant shall provide a report from a licensed arborist that list recommendations that shall be in place prior to and during construction to protect the oak tree along the western property line with the adjacent landowners at 528 Shoreline Highway.
11. All site development construction practices shall be in accord with the recommended guidelines and inspection schedule contained in the above conditioned tree assessment.
12. The applicant shall retain the services of a licensed arborist, botanist, or forester to periodically monitor the construction activities and to submit a report confirming that the project has complied with all of the best management practices and other requirements of the tree assessment BEFORE FINAL INSPECTION.

Marin County Department of Public Works - Land Use and Water Resources Division

13. PRIOR TO ISSUANCE OF A BUILDING PERMIT:
  - a. Clearly note height of all retaining walls on site plan.
  - b. A registered Engineer shall design the site/driveway retaining walls, drainage, and grading plans. Plans must have the engineer's signature and stamp.
  - c. Submit engineer's calculations for site/driveway retaining walls, signed and stamped by the Project Engineer.
  - d. Submit an Erosion and Siltation Control Plan if grading or site disturbance is to occur between October 15 and April 15.
  - e. Plot and label the driveway and utility easement on the plans.
  - f. Provide a driveway profile for the existing and proposed driveway along the centerline of Shoreline Highway. Show all vertical curves for the proposed driveway configuration.
  - g. Show how the proposed east parking space can exit the property in a head out configuration in no more than one turning motion.
  - h. The Hydrology report dated December 17, 2007 by ILS is incomplete. Calculate pre and post development peak flows. Clearly show on plans existing drainage patterns and proposed drainage improvements incorporated in the geotechnical investigation dated August 17, 2007 by Herzog. Show the proposed drainage management from the bubble up down to Shoreline Highway.

## Marin Municipal Water District

14. All landscape and irrigation plans must be designed in accordance with the most current District landscape requirements (Ordinance 385). Prior to providing water service for new landscape areas, or improved or modified landscape areas, the District must review and approve the project's working drawings for planting and irrigation systems.

### **SECTION III: VESTING, PERMIT DURATION, AND APPEAL RIGHTS**

NOW, THEREFORE BE IT FURTHER RESOLVED that the applicant must vest this approval by: obtaining a Building Permit or other construction permit, if required, for the approved work and substantially completing the improvements in accordance with the approved permits. An extension of up to four years may be granted for cause pursuant to Section 22.56.050.B.3 of the Marin County Code. Upon vesting of this approval, this Use Permit shall be valid in perpetuity upon timely vesting of the approval and adherence to all conditions of approval.

The Building Permit approval expires if the building or work authorized is not commenced within one year from the issuance of such permit. A Building Permit is valid for two years during which construction is required to be completed. All permits shall expire by limitation and become null and void if the building or work authorized by such permit is not completed within two years from the date of such permit. Please be advised that if your Building Permit lapses after the vesting date stipulated in the Use Permit approval (and no extensions have been granted), the Building Permit and Use Permit approvals may become null and void. Should you have difficulty meeting the deadline for completing the work pursuant to a Building Permit, the applicant may apply for an extension to the Use Permit at least 10 days before the expiration of the Use Permit approval.

NOW, THEREFORE BE IT FURTHER RESOLVED that this decision is final unless appealed to the Planning Commission. A Petition for Appeal and a \$600.00 filing fee must be submitted in the Community Development Agency – Planning Division, Room 308, Civic Center, San Rafael, no later than **Marcy 27, 2008**.

### **SECTION IV: ACTION**

PASSED AND ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 13th day of March, 2008.

---

BEN BERTO, AICP  
MARIN COUNTY ACTING DEPUTY ZONING ADMINISTRATOR

Attest:

---

Joyce Evans  
DZA Secretary