



MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

ALEX HINDS, DIRECTOR

STAFF REPORT TO THE DEPUTY ZONING ADMINISTRATOR STITT COASTAL PERMIT, DESIGN REVIEW, AND SECOND UNIT PERMIT

Item No:		Application Nos:	CP 08-6, DR 08-7, SU 08-39
Applicant:	Britt Stitt	Owners:	Britt Stitt
Property Address:	55 Balmoral Way, Inverness	Assessor's Parcel:	112-144-28
Hearing Date:	June 12, 2008	Planner:	Kristina Tierney, Planner

RECOMMENDATION:	Approve with Conditions
LAST DATE FOR APPEAL:	June 19, 2008
LAST DATE FOR ACTION:	July 3, 2008

PROJECT DESCRIPTION

The applicant is requesting approval to construct additions to an existing single family residence measuring 543 square feet, a new, approximately 710 square foot second unit, and a new, approximately 399 square foot garage. First floor improvements will consist of expanding the existing utility area on the first floor and adding a new bathroom and closet adjacent to the utility area. Second floor improvements include an addition to the office on the second story and a large storage closet. The additions would bring the front of the house within approximately 6 feet of the front property line. Also proposed is an approximately 194 square foot solarium that would connect the primary residence and the proposed second unit. Upon completion, the residence would total 2,069 square feet. The 17-foot high second unit will be attached to the western edge of the existing residence and would be located approximately 6 feet from the northerly, front property line and 27 feet from the westerly side property line. The proposed 14.5-foot high garage would total approximately 399 square feet and would be located approximately 1 foot from the front (northerly) and side (easterly) property lines. The location and size of the garage are extremely limited due to required setbacks from the leach lines and the location of the house and propane tank, and the slope of the lot. While the garage is located in close proximity to the property lines, there is ample room in the road right-of-way to provide a visual buffer for the structure. Upon completion, development at the project site would total approximately 2,779 square feet and have a floor area ratio (FAR) of 22.3 percent.

GENERAL INFORMATION

Countywide Plan:	C-SF3 (Coastal single-family, 1 unit/ 1-5 acres)
Zoning:	C-RSP-1 (Coastal, Residential Single-family, Planned District, one dwelling unit per acre maximum density)
Lot size:	12,427 square feet
Adjacent Land Uses:	Single-family residential
Vegetation:	Native tree and shrub species
Topography and Slope:	Moderately to steeply sloping
Environmental Hazards:	None identified

ENVIRONMENTAL REVIEW

The Environmental Coordinator has determined that this project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 15303, Class 3 of the CEQA Guidelines because it entails construction of an attached second dwelling unit and minor additions to the main resident. Construction of the second unit would require minimal grading and tree removal and resulting in no potentially significant impacts on the environment.

PUBLIC NOTICE AND COMMENTS

The Community Development Agency has provided public notice identifying the applicant, describing the project and its location, and giving the earliest possible decision date in accord with California Government Code requirements. This notice has been mailed to all property owners within 600 feet of the subject property. No comments were received.

PLAN CONSISTENCY

The proposed project is generally consistent with the goals and policies of the Marin Countywide Plan, the Local Coastal Program, Unit II, and the Inverness Ridge Communities Plan. Please refer to the plan consistency findings contained in the attached resolution.

PROJECT ANALYSIS

The subject property is located along the southern side of Balmoral Way on a southern sloping hillside, in an area of low-density, residential development. The vegetation at the project site consists of low-lying grasses and a number of trees and large shrubs placed at random locations throughout the property, including oaks and bays. As conditioned, the proposed project is generally consistent with the required findings for approval of a Coastal Permit, Design Review, and Second Unit Permit contained in Chapters 22.56I, 22.82I, and 22.32.140 respectively of the Marin County Code. As conditioned, the proposed second dwelling unit and additions to the primary residence are consistent in height, mass, and bulk with development in the surrounding neighborhood. The project would maintain adequate setbacks from property lines and incorporates use of colors and materials that are compatible with existing residential development on the property and in the surrounding neighborhood.

The proposed second unit is accessory to the primary residence and, as modified by conditions of approval, all findings can be made to approve a Second Unit Use Permit. Marin County Environmental Health Services staff has approved an on-site sewage disposal design to serve the second dwelling unit. Water would be provided by the Inverness Public Utilities District. Department of Public Works staff has approved the proposed parking. Staff has recommended an assigned address of 57 Balmoral Way to the second dwelling unit for the purpose of clarity.

CONCLUSION

Staff finds the required findings for Design Review, Coastal Permit and Second Unit approvals can be made to approve the project because it would be compatible with the neighborhood and will not have adverse effects to neighboring properties or coastal resources. As approved with conditions, the project includes on-site parking, water service to the second dwelling unit, and sewage disposal in accordance with Marin County codes.

RECOMMENDATION

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and adopt the attached Resolution conditionally approving the Stitt Coastal Permit, Design Review, and Second Unit applications.

ATTACHMENTS

1. Proposed Resolution recommending conditional approval of the Stitt Coastal Permit, Design Review, and Second Unit Permit
2. CEQA document
4. Assessor's Parcel Map
5. Project Plans
6. CDA – Environmental Health Services memorandum, April 21, 2008
7. Department of Public Works, Land Development memorandum, May 6, 2008
8. Inverness Public Utility District letter, April 29, 2008
9. Inverness Association letter, April 18, 2008

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION ____

A RESOLUTION CONDITIONALLY APPROVING THE STITT
COASTAL PERMIT, DESIGN REVIEW, AND SECOND UNIT
55 BALMORAL WAY, INVERNESS
ASSESSOR'S PARCEL 112-144-28

SECTION I: FINDINGS

- I. WHEREAS Britt Stitt is requesting Coastal Permit, Design Review, and Second Unit approvals to construct a 710 square foot second dwelling unit, a new carport, and construct minor additions to the existing single family residence on the 12,427-square foot parcel. The proposed second dwelling unit would have a maximum height of 17 feet above grade and would maintain the following setbacks from corresponding property lines: 6 feet from the northerly front property line; and 27 feet from the westerly side property line. The additions to the single family residence would total 543 square feet with an additional 194 square foot solarium and entryway that would connect the main house and second unit. The colors and materials of the second unit would match the existing house. The proposal includes the construction of an additional on-site septic system and leachfield. Parking for the second dwelling unit would be provided by on the driveway, in front of the second unit. **The property is located at 55 Balmoral Way, Inverness, and is further identified as Assessor's Parcel 112-144-28.**

- II. WHEREAS the Marin County Deputy Zoning Administrator held a duly noticed public hearing June 12, 2008, 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 finds that the proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act, per Section 15303, Class 3 because it entails construction of a second dwelling unit and minor additions to the main residence. Construction of the second unit would require minimal grading and tree removal, and result in no potentially significant impacts on the environment.

- IV. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the pertinent policies of the Marin Countywide Plan because it will:
 - A. Comply with the C-SF3 (Coastal, Single-family Residential, one dwelling unit per 1 to 5 acres maximum density) land use designation;
 - B. Provide an additional housing opportunity in the Coastal Recreation Corridor without adversely affecting agricultural areas or public open space in the project vicinity;
 - C. Comply with Marin County standards for flood control, geotechnical engineering, and seismic safety, and include improvements to protect lives and property from hazard.
 - D. Result in development that conforms to the governing standards related to building height, size and location;

- E. Comply with governing development standards related to parking, grading, drainage, and utility improvements as verified by the Department of Public Works staff;
 - F. Not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or their services; and
 - G. Require minimal soil and natural vegetation disturbance.
- V. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the pertinent policies of the Inverness Ridge Communities Plan because it will:
- A. Involve the construction of an attached second unit, minor additions to the main house, and a new carport, which are principally permitted uses under the governing C-RSP-1 zoning district and its proposed use will ultimately add to the housing stock of the Inverness community;
 - B. Not adversely impact the surrounding natural environment relative to vegetation and species habitats and on-site drainage;
 - C. Maintain adequate off-street parking to accommodate the proposed project as verified by the Marin County Department of Public Works staff;
 - D. Be served by the existing roadway network;
 - E. Not impact any streams or waterways;
 - F. Be served by a new on-site water service and sewage disposal system approved by Marin County Environmental Health Services staff; and
 - G. Not adversely impact 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.
- VI. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the mandatory findings to approve a Coastal Permit (Marin County Code Section 22.56.130I) and finds that this project conforms to the requirements of Local Coastal Program, Unit II, as follows:
- A. Water Supply:

Water would be provided to the property and the proposed second unit by the Inverness Public Utilities District.
 - B. Septic System Standards:

The Marin County Community Development Agency - Environmental Health Services has reviewed and verified that the proposed septic system will be adequate to serve the modifications for the primary residence and the new second unit.

C. Grading and Excavation:

Grading and excavation would be limited to the minimum amount necessary for trenching and excavation of the foundation work to accommodate the proposed structures.

D. Archaeological Resources:

Review of the Marin County Archaeological Sites Inventory indicates that the subject property is located in an area of archaeological sensitivity. However, the project site is already developed with a single family residence and carport and the proposed modifications would take place on areas that were previously disturbed. The County's archaeological, historic, or prehistoric resources condition of approval would ensure that should any artifacts be discovered during project activities, the appropriate measures would be implemented to maintain the historical integrity of the resource.

E. Coastal Access:

The subject property is not located between the sea and the first public road or adjacent to a coastal area identified by the Local Coastal Program, Unit II, where public access is desirable or feasible. During a field inspection, staff found no evidence of historic public use of this site, and found that the site is not located near any tidelands or submerged lands subject to the public trust doctrine

F. Housing:

The proposed second dwelling unit will increase the availability of housing stock in Inverness.

G. Stream Conservation Protection:

The project site is not sited on or near a blue line stream as identified on the National Resources Map for Unit II of the Local Coastal Program or near any ephemeral or intermittent stream identified on the Inverness Quadrangle of the U.S. Geological Survey.

H. Dune Protection:

The project site is not located in a dune protection area as identified by the Natural Resources Map for Unit II of the Local Coastal Program.

I. Wildlife Habitat:

The biologist report conducted by Kjeldsen Biological consulting on November 28, 2007 and review of the California Natural Diversity Database (CNDDDB), prepared by the State Department of Fish and Game, indicates that the subject property is a potential habitat area for Northern spotted owl, American badger, Bumblebee scarab beetle, Marin hesperian, California beaked-rush, California black rail, osprey, Point Reyes mountain beaver, and Western snowy plover. The proposed improvements are located within the landscaped portion of the property and adjacent to the existing residence. The vegetation on the property consists of ruderal species associated with routine landscape maintenance. The native trees are residual trees along the edges of the property such as Tan oak (*Lithocarpus densifolia*), Live Oak (*Quercus agrifolia*), and California Bay (*Umbellularia californica*). The biologist report determined

that the subject property does not support any habitat which would support any of the sensitive species and as a result, there is not reason to expect a “take” or impacts on local or regional special status species of the region by the proposed project, either directly or indirectly.

J. Protection of Native Plant Communities:

The CNDDDB identifies the following special status species as being located within close proximity of the project site: Bristle-stalked Sedge, Coast lily, Marin knotweed, Marin Manzanita, Mason’s lilaeopsis, Mt. Vision ceanothus, North Coast Phacelia, Point Reyes birds beak, and Swamp harebell. However, as the proposed second unit would only disturb a landscaped areas and the house additions and new carport would be constructed on gravel and disturbed areas, construction of the project will not result in a significant impact to listed plant species.

K. Shoreline Protection:

The project site is not located adjacent to the shoreline or within a bluff erosion zone.

L. Geologic Hazards:

The project site is located outside the delineated boundaries of the San Andreas Fault zone as identified on the Alquist-Priolo Special Studies Zone Map. Through the building permit plan checking process, Marin County Building Inspection staff will review the plans for conformance with Marin County Building Codes relative to seismic safety factors.

M. Public Works Projects:

The proposed project does not entail expansion of public roads, flood control projects, or utility services.

N. Land Division Standards:

The subject parcel is a legal lot of record. No land division or property line adjustment is proposed as part of this project.

O. Visual Resources:

The height, scale and design of the structure will be compatible with the character of the surrounding built and natural environment. The proposed project is sited so that it does not obstruct public views, roads or adjacent properties, and as conditioned, will be partially screened by landscaping and existing vegetation. Finally, the proposed project incorporates colors, materials, and building forms that are commonly found throughout the Inverness area would blend the structure into the natural and built environments to the greatest extent feasible.

P. Recreation/Visitor Facilities:

The proposed project will not provide commercial or recreational facilities, and the project site is not governed by VCR (Village Commercial Residential) zoning regulations, which require a mixture of residential and commercial uses.

Q. Historic Resource Preservation:

The project site is located outside of the historic preservation boundaries for Inverness as identified in the Marin County Historic Study for the Local Coastal Program and does not entail impacts to any historic resources.

VII. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the mandatory findings to approve a Design Review per Marin County Code, Chapter 22.82I for the following reasons:

- A. The proposed work is minor and incidental to the existing single-family residential use on the property and within the intent and objectives for Design Review requirements because the project entails the construction of a 710-square-foot attached second unit that would not exceed 17 feet in height.
- B. The small-scale project will not impact views from neighboring properties.
- C. The project is accessory to the principally permitted residential use authorized by the governing C-RSP-1 zoning district and is appurtenant to the single-family residential use of the subject property.
- D. With respect to design, size, and height, the project will not impact other development in the surrounding neighborhood.
- E. The project will maintain adequate setbacks from all property lines and other buildings on the property and neighboring properties. The limited garage setback is necessary in order to maintain the required setbacks from the leach lines and in order to provide a two-car garage, necessary to provide parking for the property.
- F. As conditioned, existing and proposed vegetation will adequately screen the structure from off-site locations and will provide privacy to the occupants of the second dwelling unit, as well as surrounding properties.
- G. Construction of the second unit, additions to the primary residence, and carport will require minimal drainage alterations, grading and excavation, and will not result in significantly adverse physical effects on the natural environment.
- H. The design of the detached second unit, additions to the primary residence and carport will be compatible with that of other structures in the neighborhood and will utilize exterior colors and materials consistent with the prevailing community character.

VIII. WHEREAS, the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the mandatory findings to approve a Second Unit (Chapter 22.32.140 of the Marin County Code).

- A. The second unit will be located on the same lot or parcel on which the owner of record maintains his/her principal residence.

The owner-occupancy requirement does not apply to second units in the Inverness community.

- B. The new second unit will meet all of the current property development standards of Title 22 (Development Code) for a dwelling unit in the residential zoning district in which it is located.

As proposed, the new attached second unit will conform to the 25-foot height requirements of the C-RSP-1 zoning district. There are no setback requirements within the governing zoning district.

- C. The second unit will meet all applicable building codes adopted by the County.

Through the Building Permit process, construction of the second unit will be required to comply with current Uniform Building Code as adopted by Marin County.

- D. The second unit is the only additional dwelling unit on the parcel.

A site visit conducted by staff indicates that the property is currently developed with one principally permitted single-family residence; therefore, the approved second unit will be the only additional dwelling unit on the property.

- E. Adequate sanitary service will be provided for the additional wastewater resulting from the new second unit, in compliance with County and State regulations, and with the requirements of the local sanitary district, if applicable.

As conditioned to comply with the requirements of EHS, the proposed second unit will have adequate on-site sewage disposal from a proposed septic system.

- F. Adequate water supplies would be provided to serve the new second unit in compliance with County and State regulations, and with the requirements of the local water district, if applicable.

The Inverness Public Utilities District currently provides water service to the primary residence and can extend service to the new second dwelling unit as well.

- G. The parcel on which the new second unit would be located meets the minimum building site area requirements of the zoning district in which it is located. The slope ordinance shall apply in determining the minimum parcel size, where appropriate. The minimum building site area requirements of the governing zoning and the slope ordinance shall be waived in those cases where the second unit is created within the footprint of an existing structure on the site.

The subject property is approximately 12,427 square feet; however, the C-RSP-1 zoning district does not require a minimum lot size.

- H. The addition of a second unit and carport would incorporate materials, colors, and building forms that are compatible with the existing residence on the property.

The proposed structures will be finished in colors and materials to match the existing residence (natural wood siding and roofing with white trim) that will blend in with the surrounding natural environment.

- I. The floor area of a new second unit shall not exceed 750 square feet. In addition, the floor area of the primary and second unit combined shall not exceed the floor area ratio of the particular residential zoning district in which the parcel is located, if applicable. For new-detached second units, the square footage of attached, potentially habitable storage or other accessory use areas (not including garage space) shall be counted toward the 750 square foot size limit.

The proposed second unit will be 710 square feet in size. The property is currently developed with a 1,332 square foot residence. The governing zoning district does not establish a floor area ratio (FAR) limitation.

- J. The parcel on which the new second unit will be located shall have a minimum of one off-street parking space assigned to a studio or one-bedroom second unit or two off-street parking spaces assigned to a two-or-more-bedroom second unit. Off-street parking spaces assigned to the second unit shall be independently accessible and shall be in addition to those required for the primary residence, in compliance with Title 24 standards.

One independently accessible parking space will be provided for the second unit in the driveway adjacent to the second unit and primary residence. The parking plan has been reviewed and accepted by the Department of Public Works.

- K. A second unit shall be allowed only where the street providing access to the site is of the minimum width necessary to allow for the safe passage of emergency vehicles, in compliance with Title 24 standards, as determined by the Department of Public Works.

The Department of Public Works has reviewed and approved the project plans and has determined that access to the site is adequate.

SECTION II: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Stitt Coastal Permit, Second Unit Permit, and Design Review pursuant to Chapters 22.56I, 22.82I, and 22.32.140 of the Marin County Code, subject to the following conditions. This approval is for the construction of additions to an existing single family residence measuring 543 square feet, a new, approximately 710 square foot second unit, and a new, approximately 399 square foot garage. The project is located at 55 Balmoral Way, Inverness. The address for the second unit shall be 57 Balmoral Way, Inverness.

Marin County Community Development Agency, Planning Division

1. Plans submitted for a Building Permit shall substantially conform to plans identified as “Exhibit A,” entitled, “Additions and Alterations to a Residence,” consisting of 9 sheets prepared by George Homsey, FAIA, with revisions dated April 7, 2008 and received April 9, 2008, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

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 entry of the solarium shall be amended to eliminate the front door or the plans shall be amended such that the western door of the second unit shall be the main entrance and provide easy access to the designated parking space.
 - b. The site plan shall be amended to show proposed replacement plantings for the tree removal and native bushes such as ceanothus, Pacific wax myrtle, or Manzanita along the western property line, spaced to provide privacy to the second unit and neighboring property. Bushes shall be limited to a length of approximately 20-feet from the northern property line in order to maintain the neighbor's view.
2. Approved exterior building materials and colors shall substantially conform to the color/materials of the existing single family residence. All flashing, metal work, and trim shall be treated or painted an appropriately subdued, non-reflective color.
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 ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call-out the approved building setbacks on the Building Permit plans indicating the minimum front yard, the distance of the second unit, solarium, main residence, and garage from the nearest property line at the closest point.
5. Exterior lighting shall be located and/or shielded so as not to cast glare on nearby properties.
6. 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.
7. 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.
8. All utility connections and extensions (including but not limited to electric, communication, and cable television lines) serving the development shall be undergrounded from the nearest overhead pole from the property, where feasible as determined by the Community Development Agency staff.
9. 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 the second unit, additions to the single family residence and new garage, for which action is brought within the applicable statute of limitations.
10. BEFORE FINAL INSPECTION, the applicant shall submit a Statement of Completion, signed by a certified or licensed landscape design professional, verifying that all approved and required landscaping has been installed in accordance with the approved landscape plan and Chapter 23.10 of the Marin County Code, where applicable.
11. 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.
12. BEFORE FINAL INSPECTION, the applicant shall submit a signed Statement of Completion confirming that the project has been constructed in compliance with all of the measures that were used to meet the “Certified” or better rating under the Marin Green Home: New Home Green Building Residential Design Guidelines.

SPECIAL CONDITIONS:

13. BEFORE FOUNDATION INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper certification conduct a survey of the front 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. Alternatively, the applicant may submit a written (stamped) confirmation from a licensed land surveyor or qualified civil engineer confirming the property line markers and the building setbacks to the front (northern) property lines based on the approved setbacks as shown on the Building Permit plans.

Tree Protection

14. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work approved herein, the applicant shall install temporary construction fencing around the dripline of the existing trees in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency.
15. All site development construction practices shall be in accord with the recommended guidelines and inspection schedule contained in the tree assessment, dated March 5, 2008. The applicant shall comply with all recommendations made by the licensed professional with respect to tree protection during construction activities, general tree care practices, and long-term vegetation management to ensure continued viability of the site's native vegetation.
16. BEFORE FINAL INSPECTION AND UPON VESTING OF THIS PROJECT, the Community Development Agency shall file this Notice of Decision, including all second unit standards, with the Marin County Recorder's Office. Recordation of the Notice of Decision shall serve to advise future property owners of the standards applicable to maintenance of the second unit.
17. Any changes or additions to the project shall be submitted to the Community Development Agency for review and approval before the contemplated modifications may be initiated.
18. No additional dwelling units other than the primary dwelling unit and the approved second dwelling unit shall be permitted on the property. A second dwelling unit may be rented, but shall not be sold separately from the primary single-family unit.

Community Development Agency – Environmental Health Services

19. Project approval is contingent upon approval of the submitted application for a 3-bedroom, class 1 sewage disposal permit.

Department of Public Works, Land Development

PRIOR TO ISSUANCE OF A BUILDING PERMIT, the applicant shall comply with the following requirements:

20. If there are any Alquist-Priolo Zone requirements, the plans shall be reviewed and approved by Registered Civil Engineer with soils engineering expertise or a Registered Geotechnical Engineer. Certification shall be either by the engineer's stamp and signature on the plans, or by stamp and signed letter.
21. The applicant shall provide a driveway from Balmoral Way to the new carport.
22. Show that there is adequate room for 2 guest parking spaces (may be in tandem to the resident carport parking spaces providing there is a minimum of 18-feet off the path-of-travel for Balmoral Way to the carport).
23. Provide a drainage plan for the project.

24. Show proposed grading for the project.
25. A registered engineer or architect shall design the drainage and grading plans. Plans must have the engineer's or architect's signature and stamp.
26. A separate Building Permit is required for site/driveway retaining walls (if any) with a height more than 4 feet (or 3 feet when backfill area is sloped or has a surcharge).
27. The applicant shall submit an Erosion and Siltation Control Plan if grading or site disturbance is to occur between October 15 and April 15.
28. The applicant shall provide details on plans depicting that no portion of the new garage, including roof overhang and foundation, extend beyond the property line.

Marin County Fire Department

29. Interior residential fire sprinklers will be required for the second unit per Marin County Code.
30. The Fire Department recommends that the applicant consider the merits of installing interior residential fire sprinklers in the existing house and the addition to the house (this is a recommendation, not a requirement).

SECTION III: VESTING, PERMIT DURATION, AND APPEAL RIGHTS

NOW, THEREFORE BE IT FURTHER RESOLVED that the applicant/owners must vest the Stitt Coastal Permit (CP 08-6), Design Review (DR 08-7), and Second Unit (SU 08-39) approvals by obtaining a Building Permit for the approved work and substantially completing all approved work by June 12, 2010, or all rights granted in this approval shall lapse unless the applicant applies for an extension at least 30 days before the expiration date above and the Deputy Zoning Administrator approves it. An extension of up to four years may be granted for cause pursuant to Sections 22.56.120 and 22.82.130I of the Marin County Code. Failure to comply with the conditions of this approval will result in the invalidation of the approvals.

The Stitt Second Unit Permit shall be valid for the remaining life of the approved structure so long as the applicant or subsequent owners of the subject property comply with the conditions of project approval. In the event that the terms of this Second Unit Permit are violated or that the approved uses are carried on in such a manner as to adversely affect the health, welfare, or safety of persons residing in the neighborhood, the Second Unit Permit could be revoked or suspended in accordance with the terms and provisions of Chapter 22.32.140 of the Marin County Code.

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 **4:00 p.m.** on **June 19, 2008**.

SECTION IV: ACTION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 12th day of June 2008.

JEREMY TEJIRIAN, AICP
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:

Joyce Evans
DZA Recording Secretary