



MARIN COUNTY
 COMMUNITY DEVELOPMENT AGENCY
 BRIAN C. CRAWFORD, DIRECTOR

**STAFF REPORT TO THE MARIN COUNTY DEPUTY ZONING ADMINISTRATOR
 CROSBY COASTAL PERMIT**

Item:	C1.	Application:	CP 09-3
Applicant:	Tim Crosby	Owner:	Tim Crosby
Property Address:	9 Ahab Drive, Muir Beach	Assessor's Parcel:	199-283-09
Hearing Date:	December 11, 2008	Planner:	Neal Osborne

RECOMMENDATION:	Approve with Conditions
APPEAL PERIOD:	Five business days to the Planning Commission
LAST DATE FOR ACTION:	January 6, 2009

PROJECT DESCRIPTION:

The project is a proposal to add 1,589 square feet of floor area to an existing 2,058 square foot single-family residence on a 1.03-acre lot. The residence would have 3,647 square feet of floor area, resulting in a 8% Floor Area Ratio (FAR), and the proposed additions would have a maximum height of 25 feet as measured from finished exterior average grade. The additions would have the following minimum setbacks from corresponding property lines: 30 feet front (north), 26 feet side (west), 20 feet side (east), and 138 feet rear (south). The additions would match the exterior of the existing residence with Cedar shingle siding and dark-brown and light-brown speckled composition shingle roofing. The proposal includes a new Advantex septic system, and a 5,000 square foot geothermal energy storage field.

The project site is located within the appeal jurisdiction of the California Coastal Commission and the County of Marin's decision on the Coastal Development Permit may be appealed to the California Coastal Commission.

GENERAL INFORMATION:

Countywide Plan

Land Use Designation: C-SF3, Coastal single Family, one unit per acre to 5 acres
 Zoning: C-RA:B4, Coastal Suburban Agricultural District, one acre minimum lot area

Lot size: 45,084 square feet (1.03 acres)

Adjacent Land Uses: Single-family residential

Vegetation: Introduced pine trees and ornamental landscaping

Topography and Slope: The site is very steep convex 50% downslope with southwestern aspect

Environmental Hazards: The upland property is within 3-miles of the San Andreas Fault Zone and would be subject to strong ground shaking during a proximate seismic event, has steep unstable soil conditions, and high fire risk in the Wildland Urban Interface zone.

ENVIRONMENTAL REVIEW:

The Environmental Coordinator has determined that this project is Categorically Exempt from the requirements of the California Environmental Quality Act pursuant to Section 15303, Class 3(a) of the CEQA Guidelines because it would result in the construction of relatively large additions to a single-family residence that would not result in significant tree removal, grading, or other adverse impacts on the environment.

PUBLIC NOTICE:

The Community Development Agency has provided public notice identifying the applicant, describing the project and its location, and giving the public hearing date in accord with California Government Code requirements. This notice has been mailed to all property owners within 600 feet of the subject property. Staff received no letters in response to the public notice at the time of writing the Staff Report.

PLAN CONSISTENCY:

The project would be consistent with the goals and policies of the Marin Countywide Plan and the Marin County Local Coastal Program, Unit I because it involves the construction of an addition to a single-family residence within the developed Muir Beach community in the Bello Beach Subdivision, with no adverse impacts to coastal resources. The project would be consistent with zoning codes applicable in the coastal zone (Title 22, Interim) because the single-family residence is a permitted use that would meet all development standards. Therefore, the project would be consistent with the goals and policies of the Marin Countywide Plan, the Muir Beach Community Plan, and the Local Coastal Program, Unit I. Please refer to the recommended resolution for detailed findings.

PROJECT ANALYSIS:

Background

The subject 45,084 square foot property is developed with a 1,912 square foot single-family residence approved for construction in 1976 and completed in 1977. The existing residence has a 24-foot front property line set back where the C-RA:B4 zoning has a 30-foot front yard standard. In 1991, a Building Permit granted approval for a 64 square foot kitchen addition (refer to Attachments 20, 21, and 22).

Site Planning

The additions would be located on the upper portion of the site adjacent to the east and west sides of the existing residence. The location of the additions would minimize grading and vertical expansion down the steep hillside. This design concept would minimize visual impacts with additions to a two-story residence located horizontally on the hill and screened by existing mature pine trees.

The project would minimize grading and follow contours to minimize visual bulk of the structures on the hillside but it would result in an overall development width of 112 feet, which would be 54 feet wider than the existing 58-foot wide residence. The downslope extent of the proposed additions would be 36 feet in comparison to the 24-foot downslope dimension of the existing residence. The greater extent and scale of development would blend into the surroundings with no substantial effects to neighbors or coastal resources, because the additions would be located in the upper portion of the lot approximately 80 feet or more from the nearest residences at 17 Ahab Drive, 6 Ahab Drive, and 5 Ahab Drive

(adjacent to the west, north, and east respectively). The trees to be retained in the yard areas would screen the proposed residence from views from surrounding properties. The project would generally meet the Single-family Residential Design Guidelines, and as proposed, would have a Green Building rating of Platinum with 255 points (refer to Attachment 19).

Height Standards

The project would comply with the 25-foot height standard for a residence in the Coastal Zone of Muir Beach with a maximum height of 25 feet above average finished grade (at an elevation of 240.0 feet asl). The height of the residence would not block any public views of the Pacific Ocean or other significant viewsheds in, and around, Muir Beach. Staff recommends Condition of Approval 8, requiring before Framing Inspection for a Surveyor to submit a height consistency (with the approved height) verification letter.

Public Comments

No comments letters from the public have been received.

CONCLUSION:

Staff finds that the location and design of the additions proposed would minimize grading, tree removal, overall site disturbance, and visual effects to neighboring properties. The design would have articulated forms with a variety of roof elements, decks, and terraces, with varied three dimensional forms and roof heights that minimize the overall bulk of the structure, and minimize the visual appearance of the residence on a steep lot.

RECOMMENDATION:

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and adopt the attached Resolution approving the Crosby Coastal Permit based on the Findings and subject to the conditions contained therein.

- Attachments:
1. Proposed Resolution recommending approval with conditions of the Crosby Coastal Permit
 2. Environmental Document
 3. Location Map
 4. Assessor's Parcel Map
 5. Partial Site Plan and Roof Plan
 6. Topographic Survey (Existing)
 7. Topographic Survey (With Overlay of Proposed Additions)
 8. North and South Elevations
 9. West and East Elevations
 10. Sections (4)
 11. Main Floor Plan
 12. Second Floor Plan
 13. Sewage Disposal Site Plan
 14. Averaging Grade Elevations (Calculations), 9/26/08
 15. Environmental Health Services memorandum, 11/3/08

16. Maury Ostroff, Muir Beach Community Services District letter, 11/3/08
17. Department of Public Works memorandum, 10/31/08
18. John C. Hom & Associates, Inc. Geotechnical Investigation, 11/21/07
19. New Green Building Residential Design Guidelines (Checklist), 7/24/08
20. Building Permit BB51475, 10/1/91
21. Building Permit 3847, 5/26/77
22. Grant of Variance, 9/2/76

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION 09-_____

A RESOLUTION APPROVING THE CROSBY COASTAL PERMIT

ASSESSOR'S PARCEL 199-283-09

9 AHAB DRIVE, MUIR BEACH

SECTION 1: FINDINGS

- I. WHEREAS, the applicant is proposing to construct 1,589 square feet of additional floor area to an existing 2,058 square foot single-family residence on a 1.03-acre lot. The residence would have 3,647 square feet of floor area resulting with an 8% Floor Area Ratio (FAR). The proposed residence would have a maximum height of 25 feet as measured from finished exterior average grade. The additions would have the following minimum setbacks from corresponding property lines: 30 feet front (north), 26 feet side (west), 20 feet side (east), and 138 feet rear (south). The additions would match the exterior of the existing residence with Cedar shingle siding and dark-brown and light-brown speckled composition shingle roofing. The proposal includes a new Advantex septic system, and a 5,000 square foot geothermal energy storage field. The subject property is located at 9 Ahab Drive, Muir Beach, and is further identified as Assessor's Parcel 199-283-09.
- II. WHEREAS the Marin County Deputy Zoning Administrator held a duly noticed public hearing on December 11, 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(a) of the CEQA Guidelines because it entails the construction of relatively large additions to a single-family residence and a upgraded septic system that would not result in significant grading or other adverse impacts on the environment.
- IV. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the Marin Countywide Plan because:
 - A. The project would comply with Marin County standards for geotechnical engineering and seismic safety, and include improvements to protect lives and property from hazard;
 - B. The project would result in the construction of additions and improvements to an existing single-family residence, a principally permitted use under the governing C-SF3 land use designation;
 - C. The project would result in development which conforms to the governing standards related to building height, size, and location;

- D. The project would comply with governing development standards related to parking, grading, drainage, and utility improvements as verified by the Department of Public Works;
 - E. The project would not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or their services; and
 - F. The project would minimize soil disturbance and maximize protection of natural vegetation.
- V. WHEREAS, the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the Muir Beach Community Plan because:
- A. The project involves construction of additions and various improvements to an existing single-family residence, which is a principally permitted use on the property;
 - B. The project would not adversely impact the surrounding natural environment relative to vegetation, species habitats, or on-site drainage;
 - C. The project would maintain adequate off-street parking to accommodate the additions to the single-family residence as verified by the Marin County Department of Public Works; and
 - D. The project would not adversely impact the surrounding built environment relative to views from adjacent properties, privacy for the subject and surrounding properties, access from Ahab Drive, and building design, and bulk.
- VI. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the mandatory findings for Coastal Permit approval pursuant to the requirements and objectives of the Local Coastal Program, Unit I (§22.56.130I of the Marin County Code) as described below.
- A. Water Supply:

The Muir Beach Community Services District will be able to serve water to the additions to the residence on the subject property, and has reviewed and recommended approval of the proposed project.
 - B. Septic System Standards:

Marin County Environmental Health Services regulates individual sewage disposal systems in the area of the subject property. Marin County Environmental Health Services has reviewed and recommended approval of the proposed project with a new Advantex system including abandonment of the existing concrete septic tank, installation of three fiberglass tanks, and multi-zone waste-flow pressure compensating looped dripline.
 - C. Grading and Excavation:

The subject property is 21% slope to 59% slope. The minor excavation for utility lines, foundation footings, piers, the septic system, and retaining walls would result in less than 100 cubic yards of excavation and fill. All grading and excavation work would be subject to the review and approval of the Department of Public Works, Land Use and Water

Resources Division, to ensure consistency with Marin County requirements of Best Management Practices.

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 minor excavation proposed would not likely disturb cultural resources because most of the site has previously been developed. Project approval requires that in the event cultural resources are discovered during construction, all work shall be immediately stopped and the services of a qualified consulting archaeologist shall be engaged to assess the value of the resource and to develop appropriate protection measures.

E. Coastal Access:

The project is located more than ¼-mile inland of the Pacific Ocean at an elevation of approximately 210 feet above sea level and would not impede coastal access.

F. Housing:

The proposed project would result in the addition of floor area to an existing single-family residence and would not result in removal of a building that provides housing opportunities for people of low or moderate income, and would not affect the availability of housing stock within the Muir Beach community.

G. Stream Conservation Protection:

The project site is not located near a creek or in an area subject to the streamside conservation policies of the Marin Countywide Plan or Local Coastal Program.

H. Dune Protection:

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

I. Wildlife Habitat:

The Natural Resources Map for Unit I of the Local Coastal Program indicates that the subject property is located in an area of sensitive wildlife resources. Also, review of the California Natural Diversity Data Base, prepared by the State Department of Fish and Game, indicates that the subject property is located adjacent to the habitat area for the federally listed endangered Monarch Butterfly (Danaus plexippus). However, the project will have minimal impact to the value of the known habitat area because it involves the construction of additions to a single-family residence within the existing developed area of Muir Beach more than ½-mile from known nesting trees.

J. Protection of Native Plant Communities:

The Natural Resources Map for Unit I of the Local Coastal Program indicates that the subject property is not located in an area containing rare plants. A review of the

California Natural Diversity Data Base, prepared by the State Department of Fish and Game, indicates that the subject property is not located in the habitat area for rare, threatened, or endangered plant species. In addition, the relatively small-scale project on previously disturbed property would not have an adverse impact on the habitat of native plant communities.

K. Shoreline Protection:

The subject property is not adjacent to the shoreline, and the proposed project would not result in adverse affects to the shoreline. The project would not require additional shoreline protection.

L. Geologic Hazards:

The project site is located within 3-miles of the San Andreas Fault Zone and would be subjected to strong ground shaking during a proximate seismic event. The Marin County Community Development Agency - Building Inspection Division will determine seismic compliance with the Uniform Building Code. In addition, as a condition of project approval, the applicant shall execute and record a waiver of liability holding the County, other governmental agencies and the public, harmless of any matter resulting from the existence of geologic hazards or activities on the subject property or in the region.

M. Public Works Projects:

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

N. Land Division Standards:

No land division is proposed as part of this project.

O. Visual Resources:

The project would be located in the upper portion of the property and would not result in adverse visual effects. The exterior materials would be unobtrusive brown natural cedar siding and trim, Forest Green and Chellea Blue window casing and door paint, and brown and tan speckled composition roof shingles. The lighting of the exterior would be of minimal lumen intensity for safety purposes only, and would be directed downward and hooded.

P. Recreation/Visitor Facilities:

The project site is not governed by VCR (Village Commercial Residential) zoning regulations, that would allow for a mixture of residential and commercial uses, and the project would have not affect on recreation or visitor facilities.

Q. Historic Resource Preservation:

The existing residence on the subject property was constructed within the last 30 to 40 years and is not historically significant.

SECTION 2: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, LET IT BE RESOLVED, that the Deputy Zoning Administrator approves the Crosby Coastal Permit application subject to the following conditions:

1. Pursuant to Marin County Coastal Zoning Code Sections 22.56.130I, this Coastal Permit approval permits the construction of 1,589 square feet of additional floor area to an existing 2,058 square foot single-family residence on a 1.03-acre lot. The residence would result in 3,647 square feet of floor area and an 8% Floor Area Ratio (FAR). The approval permits a residence with a maximum height of 25 feet as measured from finished exterior average grade (an elevation of 240 feet asl). The approval permits additions with the following minimum setbacks from corresponding property lines: 30 feet front (north), 26 feet side (west), 20 feet side (east), and 138 feet rear (south). The approval permits additions that would match the exterior of the existing residence with Cedar shingle siding and dark-brown and light-brown speckled composition shingle roofing. The approval permits a new Advantex septic system and a 5,000 square foot geothermal energy storage field. The subject property is located at 9 Ahab Drive, Muir Beach, and is further identified as Assessor's Parcel 199-283-09.
2. Except as modified herein, plans submitted for a Building Permit for the approved project shall substantially conform to plans on file in the Marin County Community Development Agency, Planning Division, identified as Exhibit A, "Alterations and Additions to a Residence for Tim Crosby" consisting of 19 sheets prepared by Richard M. Beckman, Architect and eckman environmental, corp., date stamped October 17, 2008; and Exhibit B, "Exterior Building Material Samples".
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 Coastal Permit Conditions of Approval as notes.
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 because of loss experienced by landslides, earthquakes, and other geologic actions. The Waiver of Public Liability shall be submitted to the Director for review and approval before recordation.
5. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in Condition 1 above, the applicant shall install temporary construction fencing around the dripline of the existing trees to be saved in the vicinity of any area of trenching, excavation, grading, construction, materials storage, soil stockpiling, materials storage, or other construction activity. The construction fence is intended to protect existing trees during construction and shall remain in place until all construction activity is complete. To verify compliance with this condition, the applicant shall submit a copy of a plan of the temporary tree protection fence design and location, and site photographs confirming installation of the fencing to the Community Development Agency, Planning Division for review and approval.
6. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance demonstrating that the project qualifies for a "Certified" or better rating under the Marin Green Home: New Green Building Residential Design Guidelines. The Building Permit shall include specifications demonstrating compliance with all construction-related measures that are used to meet the "Certified" or better rating.

7. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall have a licensed land surveyor or civil engineer with proper certification conduct a survey of the front (north) property line and install property line markers that can be readily verified by the Building and Safety Inspection staff to verify building locations and submit a written (stamped) confirmation to the Planning Division confirming that the staking of the property lines has been properly completed. 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 locations in relationship to property lines.
8. BEFORE APPROVAL OF THE FRAMING INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper certification submit a written (stamped) building height survey confirming that the building additions conform to the maximum roof ridge elevations (240 feet asl) that are shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
9. 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 Green Building Residential Design Guidelines.
10. All flashing, metal work and trim shall be an appropriately subdued, non-reflective color and all exterior lighting shall be the minimum lumen intensity for safety purposes only, downward directed, and hooded.
11. During construction, the applicant shall take all appropriate measures, including watering of disturbed areas and covering the beds of trucks hauling fill to or spoils from the site, to prevent dust from grading and fill activity from depositing on surrounding properties.
12. All soil disturbed by development of the project shall be reseeded with native, non-pyrophytic, groundcover or adequately stabilized with approved Best Management Practices to prevent soil erosion.
13. The applicant shall be responsible for ensuring that the number of construction vehicles shall be limited to the minimum number necessary to complete the project.
14. No trees, except those approved for removal with this project, shall be removed except to comply with local and State fire safety regulations, to prevent the spread of disease as required by the State Food and Agriculture Department, and to prevent safety hazards to people and property.
15. Any new utilities proposed to serve the approved project shall be underground.
16. 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.

17. 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.
18. 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 (1,589 square feet of additional floor area to an existing 2,058 square foot single-family residence on a 1.03-acre lot, resulting in a 3,647 square foot residence with an 8% Floor Area Ratio [FAR]), for which action is brought within the applicable statute of limitations.
19. 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.
20. A defensible space zone (minimum of 30 feet to 100 feet) and Vegetation Management Plan (VMP) pursuant to the Wildland Urban Interface Ordinance is required. At a minimum, the VMP must contain a site plan showing the existing vegetation (including existing trees) and those proposed to be added and/or removed, the proposed structures with their defensible space zone delineated, plant types, and spacing. The VMP must also contain a list of proposed plants that are consistent with an approved (non-pyrophytic) plant list. Please see the Marin County Fire Department Prevention Bureau Defensible Space Standard, which may be downloaded from our web site (www.marincountyfire.org).
21. The defensible space stipulated in the Vegetation Management Plan must be provides and annual maintenance is required. Trees shall not be planted in a location that, when mature, said trees

will contact overhead power lines. No pyrophytic plants shall be planted within 30 feet of the structure.

22. During the fire season, firewood must be stored inside a fully enclosed structure, or stored a minimum of 30 feet away from any building.
23. The LPG tank location must be approved by the Fire Department. Seismic bracing, seismic shutoff device or excess flow device per Marin County Building and Safety Division standards is required and must be maintained. The minimum defensible space requirement must be maintained – no combustible materials within 15 feet of any part of the tank.
24. Residential Sprinkler System (design approval and site inspection by the Marin County Building and Safety Division). As part of the sprinkler system installation, a spare sprinkler head cabinet containing two spare sprinkler heads, and the applicable sprinkler head wrench will be required prior to final approval of the sprinkler system.
25. Class “A” roofing design approval and site inspection by the Marin County Building and Safety Division.
26. Smoke detectors shall be installed in accordance with the Uniform Building Code.

Department of Public Works, Land Use and Water Resources

27. All Improvements shall conform to Title 24 of the Marin County code or as approved by DPW and the Fire Department.
28. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall fulfill the following requirements:
 - a. The plans shall be reviewed and approved by a 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.
 - b. A registered Engineer shall design all new site/driveway retaining walls, drainage, and grading plans. Plans must have the engineer’s signature and stamp.
 - c. A separate Building Permit is required for site/driveway retaining walls with a height more than 4 feet (or 3 feet when backfill area is sloped, or has a surcharge).
 - d. Submit an Erosion and Siltation Control Plan. The Plan shall indicate the total acreage of site disturbance.
 - e. Plans must show any site work, such as grading, retaining walls, and drainage plan.
 - f. An Encroachment Permit shall be required for work within the road right-of-way.

Marin County Environmental Health Services

29. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall satisfy requirements of Chapter 18.06 in County of Marin Code to obtain an on-site sewage disposal construction permit

from Environmental Health Services that is adequate for the proposed project pursuant to Septic Permit 08-14A.

30. The proposed technology for the alternative septic system will need to be monitored and maintained for the life of the system. A condition of the Permit-to-Install is that the property owner shall obtain an annual Operating Permit with the County of Marin Environmental Health Services Division.

Community Development Agency – Green Building Program

31. The applicants should attempt to maintain the natural drainage patterns on the site and utilize native, drought tolerant, and fire-resistant landscaping for erosion prevention due to the project's location on a steep hillside in the ecologically sensitive coastal zone. Plants native to northern coastal California shall constitute the landscaping palette.
32. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must resubmit a signed copy of the New Green Building Design Guidelines Checklist marking each item with the point value claimed. Additionally, each item claimed on the Checklist should be indicated on the design plans where appropriate and applicable.

SECTION 3: VESTING AND APPEAL RIGHTS

NOW, THEREFORE BE IT FURTHER RESOLVED that the applicant must vest the Crosby Coastal Permit approval by obtaining a Building Permit and substantially completing all of the approved construction work before December 11, 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 and the Community Development Director approves it.

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, Marin County Civic Center, San Rafael, no later than 4:00 p.m. on December 18, 2008.

SECTION 4: DECISION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 11th day of December, 2008.

JEREMY TEJIRIAN
DEPUTY ZONING ADMINISTRATOR

Attest:

Joyce Evans
Deputy Zoning Administrator Secretary

