

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR MINUTES
Marin County Civic Center, Room #328 - San Rafael
MEETING – January 28, 2010

Hearing Officer Johanna Patri, AICP, Consulting Planner

Staff Present: Scott Greeley, Planner
 Kristina Tierney, Planner

Joyce Evans, Recording Secretary

Convened at 9:04 A.M.
Adjourned at 9:27 A.M

C1. COASTAL PERMIT (CP 10-10): STEPHEN HODGE

A proposal to construct a 168 square foot deck as well as relocate a one story, 640 square foot residence from 56 Horseshoe Hill Road, in Bolinas, to Assessor's Parcel 192-121-32. The residence will reach a maximum height of 15 feet 6 inches above grade and would have the following minimum setbacks: 1) 61 feet from the easterly front property line; 2) 90 feet from the westerly rear property line; 3) 14 feet 6 inches from the northerly side property line; and 4) 53 feet from the southerly side property line. The zoning for this parcel is C-R-A:B-2 . The subject property is located at **Alder Road, between Cedar Road and Dogwood Road, Bolinas**, and is further identified as **Assessor's Parcel 192-121-32**.

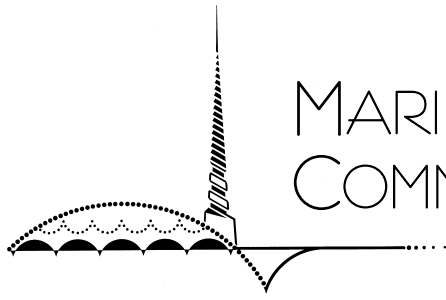
The Hearing Officer acknowledged receipt of a supplemental memorandum from staff dated January 28, 2010 regarding a request from the applicant to continue the item to a date uncertain to allow time to review revised plans.

In response to the Hearing Officer, staff could not confirm that the original 640 square foot residence being considered had Coastal Permit and Building Permit approval at it's current address. Although staff has not been able to locate the permit, the Hearing Officer asked to have it defined as such. She directed staff to review the revised project and do a site visit to assure that all development is up to date and permits are legal.

There was no one present to speak.

The public testimony portion of the hearing was opened and closed.

The Hearing Officer continued the item to a date uncertain to allow staff and other agencies to review the revised project. The project will be renoticed.



MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
BRIAN C. CRAWFORD, DIRECTOR

NOTICE OF DECISION

Applicant's Name: **Edwin and June Lohmeyer**

Application (type and number): Land Division (LD 07-3)

Assessor's Parcel Number: 157-071-22

Project Location: 65 Hillside Terrace, Novato

For inquiries, please contact: Kristina Tierney, Planner

Decision Date: January 28, 2010

DETERMINATION: Approved with Conditions

Minutes of the January 28, 2010, Deputy Zoning Administrator's hearing are attached specifying action and applicable conditions 1-23.

Marin County Community Development Agency

Johanna Patri, AICP
Hearing Officer

A proposal to subdivide the subject property into two legal lots of record. The existing property is 5.74 acres in area, and descends from Bay Canyon Road in a generally northerly direction, towards the Petaluma River. There is an existing residence and septic system on the lower portion of the property near the river. The Land Division would divide the property into a lower property, labeled as Parcel 1, which would be 2.7 acres in area and an upper property labeled as Parcel 2, which would be 3.04 acres in area. Parcel 1 would contain the existing residence, which takes access from Hillside Terrace. Parcel 2 would contain a new residence that would take access from Bay Canyon Road. No development is proposed with this application. The zoning for this parcel is A-2. The subject property is located at **65 Hillside Terrace, Novato**, and is further identified as **Assessor's Parcel 157-071-22**.

In response to the Hearing Officer, staff stated that the size of the building envelope on Parcel 2 is .27 acres. She further clarified that the building envelope is for future residential development.

There was no one in the audience to speak on the item. The applicant was present and had no questions.

The public testimony portion of the hearing was opened and closed.

The Hearing Officer, after reviewing the plans, the administrative record and making a site visit, concurs with staff's findings and Conditions of Approval with the following modifications:

- IV. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed two-lot land division is consistent with the goals and policies of the Marin Countywide Plan (CWP) as discussed below:
 - A. The two-lot land division complies with the CWP AG3 (Agricultural, 1 unit per 1-9 acres) land use designation as it would allow two residentially developed parcels. (CWP Policy CD-8.5 and Community Development Map 1.5).
 - B. The North Marin Water District has confirmed, subject to District regulations, that adequate water is available to service two residentially developed parcels proposed by the two-lot land division.
 - C. The project is consistent with CWP natural systems policies requiring the enhancement, protection, and management of native habitats and the protection of woodlands, forest, and tree resources (CWP Policies BIO-1.1 and BIO-1.3) because the project would entail minimal removal of native trees.
 - D. The project would not result in impacts to special-status species (CWP Policies BIO-1.1, BIO-2.1, and BIO-2.2) because, according to the California Natural Diversity Database, the subject property does not provide habitat for special-status species of plants or animals.
 - E. The project would not significantly impact the ecotones on the project site (CWP Policies BIO-2.3 and BIO-2.4) because future development on the subject property would be located far enough from the shoreline

- F. No wetlands or stream conservation areas would be affected by the proposed project (CWP Policies BIO-3.1 and CWP BIO-4.1).
- G. The project would not result in significant storm water runoff to downstream creeks or soil erosion and discharge of sediments into surface runoff (CWP Policies WR-2.1, WR-2.2, WR-2.3, and WR-2.4).
- H. Future residential development would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application (CWP Policies EH-2.1, EH-2.3, and CD-2.8) and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- I. Conditions of approval and standard County practices would ensure that future residential development would provide adequate fire protection (CWP Policy EH-4.1), removal of hazardous vegetation (CWP Policy EH-4.2), water for fire suppression (CWP Policy EH-4.c), defensible space and compliance with Marin County fire safety standards, construction of fire sprinklers and fire-resistant roofing and building materials (CWP Policies EH-4.d, EH-4.e, EH-4.f, and EH-4.n), and clearance of vegetation around future structures (CWP Policy EH-4.h).
- J. The designated building envelope on Parcel 2 assures that future residential development would preserve visual quality and protect scenic quality and views of the natural environment from adverse impacts related to development (CWP Policy DES-4.1) because the proposed development would be consistent with the Marin County Single-family Residential Design Guidelines.
- K. Countywide Plan policies CD-1.1, CD-1.3, and CD-5.2 indicate that development should occur where adequate infrastructure is available and that the residential densities shall be calculated at the lowest end of the density range for properties that are not served by public water or sewer systems. The project entails a modest two-lot land division in the City-Centered Corridor. The project is in keeping with the existing rural residential neighborhood character where the surrounding lots largely comprise approximately 1 to 3 acres of land. Further, no sensitive habitat is located on the property and the property is not designated Ridge and Upland Greenbelt. The project concentrates development where existing public services, including water, roadways, and fire protection, serve the property (*CWP Policy CD-1.1 and Program CD-1.a*). With exception to the use of a private sewage disposal system, the project meets the intent and will not impair the effectiveness of both policies for the reasons discussed above. Furthermore, amendments to the Development Code have not been completed in order to implement these policies.

Michel Jeremias, Department of Public Works stated that the lettered Condition of Approval 17 (a through h) should be deleted.

The Hearing Officer concurred with staff's analysis and approved the Lohmeyer Land Division based on the Findings and subject to the conditions in the revised Resolution.

The Hearing Officer informed all parties of interest that this action may be appealed to the Marin County Planning Commission within ten (10) working days.

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. 10-105

A RESOLUTION APPROVING THE LOHMEYER LAND DIVISION
65 HILLSIDE TERRACE, NOVATO
ASSESSOR'S PARCEL 157-071-22

SECTION 1: FINDINGS

- I. WHEREAS, J.D. Stroeh submitted, on behalf of Edwin and June Lohmeyer, the Lohmeyer Land Division application to divide their property into two lots. The project is a proposal to divide a developed 5.74-acre lot into two (2) lots with 2.7 acres (Parcel 1), and 3.04 acres (Parcel B), land areas respectively. Parcel 1, which is currently developed with an existing single family residence and onsite septic system, would continue to take access from Hillside Terrace while Parcel 2, which is vacant, would be accessed by a new driveway from Bay Canyon. No development is planned at this time. The property is located at 65 Hillside Terrace, Novato, and is further identified as Assessor's Parcel 157-071-22.
- II. WHEREAS the Marin County Deputy Zoning Administrator held a duly noticed public hearing on January 28, 2010, 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 15315, Class 15 because it entails a land division on a conventionally zoned property with a building envelope having a slope of less than 20 percent. The project site does not contain sensitive biological resources and 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 two-lot land division is consistent with the goals and policies of the Marin Countywide Plan (CWP) as discussed below:
 - A. The two-lot land division complies with the CWP AG3 (Agricultural, 1 unit per 1-9 acres) land use designation as it would allow two residentially developed parcels. (*CWP Policy CD-8.5 and Community Development Map 1.5*).
 - B. The North Marin Water District has confirmed, subject to District regulations, that adequate water is available to service two residentially developed parcels proposed by the two-lot land division.
 - C. The project is consistent with CWP natural systems policies requiring the enhancement, protection, and management of native habitats and the protection of woodlands, forest, and tree resources (*CWP Policies BIO-1.1 and BIO-1.3*) because the project would entail minimal removal of native trees.

- D. The project would not result in impacts to special-status species (*CWP Policies BIO-1.1, BIO-2.1, and BIO-2.2*) because, according to the California Natural Diversity Database, the subject property does not provide habitat for special-status species of plants or animals.
- E. The project would not significantly impact the ecotones on the project site (*CWP Policies BIO-2.3 and BIO-2.4*) because future development on the subject property would be located far enough from the shoreline
- F. No wetlands or stream conservation areas would be affected by the proposed project (*CWP Policies BIO-3.1 and CWP BIO-4.1*).
- G. The project would not result in significant storm water runoff to downstream creeks or soil erosion and discharge of sediments into surface runoff (*CWP Policies WR-2.1, WR-2.2, WR-2.3, and WR-2.4*).
- H. Future residential development would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application (*CWP Policies EH-2.1, EH-2.3, and CD-2.8*) and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- I. Conditions of approval and standard County practices would ensure that future residential development would provide adequate fire protection (*CWP Policy EH-4.1*), removal of hazardous vegetation (*CWP Policy EH-4.2*), water for fire suppression (*CWP Policy EH-4.c*), defensible space and compliance with Marin County fire safety standards, construction of fire sprinklers and fire-resistant roofing and building materials (*CWP Policies EH-4.d, EH-4.e, EH-4.f, and EH-4.n*), and clearance of vegetation around future structures (*CWP Policy EH-4.h*).
- J. The designated building envelope on Parcel 2 assures that future residential development would preserve visual quality and protect scenic quality and views of the natural environment from adverse impacts related to development (*CWP Policy DES-4.1*) because the proposed development would be consistent with the Marin County Single-family Residential Design Guidelines.
- K. The Countywide Plan policies CD-1.1, CD-1.3, and CD-5.2 indicate that development should occur where adequate infrastructure is available and that the residential densities shall be calculated at the lowest end of the density range for properties that are not served by public water or sewer systems. The project entails a modest two-lot land division in the City-Centered Corridor. The project is in keeping with the existing rural residential neighborhood character where the surrounding lots largely comprise approximately 1 to 3 acres of land. Further, no sensitive habitat is located on the property and the property is not designated Ridge and Upland Greenbelt. The project concentrates development where existing public services, including water, roadways, and fire protection, serve the property (*CWP Policy CD-1.1 and Program CD-1.a*). With exception to the use of a private sewage disposal system, the project meets the intent and will not impair the effectiveness of both policies for the reasons discussed above. Furthermore, amendments to the Development Code have not been completed in order to implement these policies.

V. WHEREAS, the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the Blackpoint Community Plan because:

- A. The proposed project involves a two-lot Land Division for the future construction of a new single-family residence, which is a principally permitted uses on the property consistent with the A-2 zoning. Parcel 1 would maintain a floor area ratio less than the allowed 30 percent.
- B. The proposed project would not adversely impact the surrounding natural environment relative to vegetation, habitats, or drainage.
- C. The proposed project would maintain adequate off-street parking to accommodate the proposed project as verified by the Marin County Department of Public Works.
- D. The proposed project would not adversely impact the surrounding built environment relative to views from adjacent properties, privacy for the subject and surrounding properties, and access from Hillside Terrace and Bay Canyon.

VI. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the mandatory findings for Tentative Map (Marin County Code Section 22.84.060) because:

- A. The proposed project involves a two-lot Land Division to allow the future construction of one single-family residence, which is a principally permitted use on the property consistent with the Marin Countywide Plan and the Blackpoint Community Plan. No findings for denial in Subsection D can be made.
- B. In the interest of the public health and safety, as a prerequisite to the orderly development of the surrounding area, the construction of road improvements are not required within a specified time frame.
- C. The findings for waiver of Parcel Map are not applicable to this project.
- D. The findings requiring denial cannot be made pursuant to State Subdivision Map Act Section 66474 as follows:
 - 1. The proposed Land Division would be consistent with the Marin Countywide Plan, the Blackpoint Community Plan, and zoning standards because the two proposed residential lots on 5.74 acres would result in an overall density of one unit per 2.87 acres. The Land Use Designations allows for a maximum of one unit per one to ten acres, and the zoning allows for a minimum lot size of 2 acres.
 - 2. The 5.74-acre site is suitable for division into two building sites with 2.7 and 3.04 acres of land, respectively. The proposed lot sizes would comply with the minimum lot sizes based on Lot Slope pursuant to the Subdivision Design standards in Table 6-1 of Marin County Code Section 22.82.050
 - 3. The design of the land division and access improvements would not cause substantial environmental damage or injure fish, wildlife, or their habitat.

4. The design of the land division would not cause serious public health or safety problems.
5. The design of the land division and access improvements will not conflict with easements.
6. The land division is consistent with all applicable provisions of the Development Code, other County Codes, and the Map Act.

SECTION 2: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, LET IT BE RESOLVED, that the Deputy Zoning Administrator approves the Lohmeyer Land Division application subject to the following conditions:

1. Pursuant to Marin County Development Code Section 22.84.060, the Lohmeyer Tentative Map approval permits the division of the subject 5.74-acre property into two lots as follows: (a) Parcel 1, 2.7 acres in size, developed with a single-family residence and site improvements with access from Hillside Terrace; (b) Parcel 2, 3.04 acres in size, with a 0.27-acre designated building envelope, for future residential development with access from Bay Canyon Road.
2. Except as modified herein, plans submitted for a Tentative Parcel Map for the approved project shall substantially conform to plans on file in the Marin County Community Development Agency, Planning Division, identified as Exhibit A, "Parcel Map", consisting of eight sheets prepared by CSW/Stuber-Stroeh.
3. BEFORE RECORDATION OF THE PARCEL MAP, the applicant shall submit to the Community Development Agency, Planning Division an in-lieu participation fee for the construction of affordable housing. The fee shall be determined at the time the Parcel Map is filed in accordance with the provisions of Marin County Development Code Chapter 22.22 (Affordable Housing Regulations), which requires that proposed projects resulting in the development of two or more units or parcels shall provide 20 percent of the total number of units or parcels for the development of affordable housing.
4. BEFORE RECORDATION OF THE PARCEL MAP, the applicant shall submit to the Community Development Agency, a park fee in-lieu of land dedication for future park improvements. The fees shall be determined in accordance with the provisions of Marin County Development Code Section 22.98.040 (Parkland Dedication and Fees) that provide the formula for determining the in-lieu fee based upon the fair market value of land that would otherwise be required for dedication, plus 20 percent toward costs of off-site improvements.
5. BEFORE RECORDATION OF THE PARCEL MAP, the Notice of Decision shall be recorded on the title of the subject property.
6. Unless a public emergency services provider recommends otherwise or unique circumstances necessitate a change, street addressing for the approved lots shall be as follows:

Lot	Street Address
Parcel 1	65 Hillside Terrace, Novato
Parcel 2	25 Bay Canyon, Novato

7. The applicant must submit Parcel Map Checking applications separately to the Community Development Agency Planning Division and to the Department of Public Works Land Use and Water Resources Division. Approval of the Parcel Map is required from the Planning Division and from Department of Public Works County Surveyor prior to recordation. After approval of the Parcel Map, the applicant shall file a Parcel Map with the County Recorder to record the Land Division map as approved. The required Parcel Map must be in substantial conformance with Exhibit A, including, but not necessarily limited to, the proposed lot lines, building envelopes, access, and easements. Parcel Map data and form must be in compliance with provisions of Chapter 22.86 of Marin County Code.
8. Future tree removal on the project site (Parcel 1 and parcel 2) shall comply with the native tree protection and preservation regulations contained in Section 22.27 of the Marin County Development Code, Native Tree Protection and Preservation.
9. The Lohmeyer Land Division Tentative Map approval must be vested with the filing of the required Parcel Map in compliance with all conditions of approval within three years after the date it is conditionally approved by the County of Marin. A timely filing is made when all parties having record title interest in the real property submit written consent, and a fully executed Mylar complying with all conditions of approval, including executed versions of all required agreements and paying all required fees, are submitted to the County Surveyor. The Community Development Agency Director may administratively authorize extensions to this mandatory vesting period upon written request by the applicant and payment of the appropriate extension fee for a period not to exceed an aggregate of five years beyond the expiration date. Extension of the Land Division Tentative Map approval may also be permitted pursuant to applicable State laws.
10. Pursuant to California Government Code Section 66474.9(b), the County of Marin shall require that the applicant defend, indemnify, and hold harmless the County or its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers and employees to attack, set aside, void, or annul, the approval by the County of the Lohmeyer Land Division, which action is brought within the time period provided for in California Government Code Section 66499.37. The County shall promptly notify the applicant of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
11. 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.

12. All retaining walls, flashing, metal work and trim shall be an appropriately subdued, non-reflective color and all exterior lighting shall be downward directed and hooded, and the minimum light intensity necessary for safety.
13. 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.
14. All utility connections and extensions (including but not limited to electric, communication, and cable television lines) serving the development shall be constructed underground from the nearest overhead pole from the property, where feasible as determined by the Community Development Agency staff.
15. Any changes or additions to the project shall be submitted to the Community Development Agency, Planning Division 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, Planning Division staff, may be required to be halted until proper authorization for the modifications are obtained by the applicant.

Department of Public Works, Land Use and Water Resources

Conditions listed below must be completed and submitted for DPW's approval prior to recordation.

16. Prepare a parcel map per MCC Title 20 & 22 and Subdivision Map Act.
17. The offer of dedication along Bay Canyon Road shall be recorded concurrently with the Map.

Conditions listed below shall be submitted for review and approval by DPW prior to issuance of any grading and building permit.

18. All improvements shall conform to MCC Title 24 or as approved by DPW and NFPD.
 - a. Provide a driveway profile starting at centerline of Smith Road through proposed hammer head to proposed garage. Also provide cross-slope information on proposed driveway and hammer head.
 - b. 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.
 - c. A registered Engineer shall design the site/driveway retaining walls, drainage, and grading plans. Plans must have the engineer's signature and stamp.
 - d. A separate Building Permit is required for site/driveway retaining walls with a height more than 4' (or 3' when backfill area is sloped or has a surcharge).
 - e. Submit engineer's calculations for site/driveway retaining walls, signed and stamped by the engineer.
 - f. Provide a letter verifying GGNRA acknowledgment and agreement of existing gate relocation within Marin Drive road right of way.
 - g. A Recorded Notice of Acknowledgement would be required for any structures proposed within Marin Drive right of way.
 - h. Applicant shall pay Public Transportation Facilities fees in accordance with Marin County Code Chapter 15.07.

Novato Fire Protection District

19. BEFORE ISSUANCE OF ANY CONSTRUCTION PERMITS, INCLUDING BUILDING PERMITS, Planning for and construction on parcels shall require additional Fire District comments and conditions at the time of application for proposed development to either planning and/or building divisions.
20. Additional NFD conditions will also be made including but not limited to: vegetation management, ignition resistant construction, fire sprinklers, fire access – possible widening of a section of Bay Canyon Road, fire flow – possible added fire hydrants.

North Marin Water District

21. BEFORE RECORDATION OF THE PARCEL MAP, North Marin Water District shall verify in writing that the Parcel Map contains the requested water line easement and BEFORE RECORDATION OF THE PARCEL MAP, the owner shall record said easement with the District. The District requests recording of a water line easement over an existing NMWD pipeline along the northwest corner of this parcel. In addition, if fire sprinklers are required for this existing residence, replacement of the 3/4 inch lateral and the 5/8 inch meter will be necessary in order to provide the flow required by the sprinkler system. If applicable, the applicant should contact the District to arrange for this upgrade and permit approval shall not be granted until water service upgrade is complete.

22. Regarding the newly created parcel, construction of new water distribution facilities may be required before water service can be provided. Septic leach fields are to be located at least 25 feet away from water facilities. The owner must apply to the District; enter into an agreement with the District and complete financial arrangements for the new facilities prior to recording of the final map.
23. The project must conform to District Regulation 14- Mandatory Water Conservation Measure. Occupancy approval shall not be granted until compliance with water conservation measures can be verified.

SECTION 3: VESTING AND APPEAL RIGHTS

NOW, THEREFORE BE IT FURTHER RESOLVED that the applicant must vest the Lohmeyer Land Division by filing a Parcel Map before January 28, 2013, 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 Agency 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 February 11, 2010.

SECTION 4: DECISION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 28th day of January 2010.

JOHANNA PATRI
DEPUTY ZONING ADMINISTRATOR

Attest:

Joyce Evans
Deputy Zoning Administrator Secretary