

MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY
M E M O R A N D U M

TO: Johanna Patri, DZA Hearing Officer
FROM: Veronica Corella-Pearson, Planner
RE: Le Coastal Permit (CP 10-29) and Design Review (DR 10-48)
DATE: October 7, 2010

On September 30, 2010, a request for continuance was granted so that staff could review the revised plans for the residence and story poles could be erected on the subject property. Planning staff has distributed the revised plans to the Department of Public Works - Land Use Division, Environmental Health Services - Water and Sewage Divisions, and the East Shore Planning Group. Since distribution of the plans, planning staff has reviewed the revised story poles, has spoken with the adjacent neighbor at 18625 State Route (who has no issue with the project), and has reviewed revised memo's from DPW, EHS, and a letter from 10850 State Route 1.

The letter from 10850 State Route 1, addresses concerns with privacy, access, and vegetation management. Based on a visit of the site, staff finds that there is a large amount of native and ornamental shrubs and trees on both properties, which adequately inhibit direct views from each other. In addition, the revised project would result in an addition that maintains large setbacks to all adjacent property lines as follows: side (west) 39 feet; front (south) 95 feet; side (east) 72 feet and rear (north) 46.5 feet. In addition, the project would not be visible to State Route 1, and as designed it would be in keeping with the community character. Therefore, staff finds that the proposed project would not result in significant adverse visual or privacy impacts to the public or adjacent neighbors. Further, staff finds that there is no need to add additional vegetation for privacy.

The Department of Public Works has reviewed the project and has found that there is adequate access to the property through a private road that is shared with four other property owners. Issues related to maintenance of a private road are civil issue and are not subject to County review.

Staff has added additional conditions of approval to the recommended resolution that require the applicant to provide a Vegetation Management Plan to the Marin County Fire Department and to provide Planning with written verification of their approval. The Department of Public Works has recommended one additional condition of approval, which has been added to the attached resolution. Environmental Health Services, Water and Sewage Division have also reviewed the revised plans, and minor changes have been made to their conditions of approval. Corrections have also been made to project description, vesting date, and last day for appeal.

Attachment:

- 1) Revised Proposed Resolution recommending approval of the Le Coastal Permit (CP 10-19) and Design Review (DR 10-48)
- 2) Department of Public Works Memo, received 10/1/10
- 3) Environmental Health Services - Water, memo received 9/27/10
- 4) Environmental Health Services - Sewage, memo received 10/5/10
- 5) Letter from Linda Emme, received 10/7/10

Cc: Michel Jeremias, DPW
Jock Smith, EHS
Scott Callow, EHS
East Shore Planning Group
Linda Emme