

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. 11-111
A RESOLUTION APPROVING THE RIESENFELD COASTAL PERMIT AND DESIGN
REVIEW EXTENSION
22 CYPRESS ROAD, POINT REYES STATION
ASSESSOR'S PARCEL 119-082-34

SECTION I: FINDINGS

- I. WHEREAS, Mark Riesenfeld, is seeking extension of the expiration date for Coastal Permit 09-20 and Design Review 09-38, which permitted the construction of a 750 square foot detached second unit on a property that is currently developed with a 2,500 square foot single family residence. The second unit would reach a maximum height of 15 feet above grade and would have the following minimum setbacks: (1) 163 feet from the southerly front property line; (2) 40 feet from the northerly rear property line; (3) 105 feet from the westerly side property line; and (4) 18 feet from the easterly side property line. A separate Second Unit Permit extension for SU09-11, approved administratively, will also be required following an extension approval for the Coastal Permit and Design Review. **The subject property is located at 22 Cypress Road in Point Reyes Station, and is further identified as Assessor's Parcel 119-082-34.**
- II. WHEREAS the Marin County Deputy Zoning Administrator held a duly-noticed public hearing March 17, 2011, 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 of the CEQA Guidelines because it entails construction of a second unit which will not result in substantial grading, vegetation removal or other potentially significant impacts to the environment.
- IV. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project has not changed and remains consistent with the Marin Countywide Plan, Local Coastal Program, Point Reyes Station Community Plan, and the mandatory findings for a Coastal Permit (Section 22.56.130I of the Marin County Code) and Design Review (Section 22.82.120I of the Marin County Code), as originally approved and conditioned by the Deputy Zoning Administrator, with Resolution 09-118 on May 14, 2009.

SECTION II: VESTING, PERMIT DURATION, AND APPEAL RIGHTS


NOW, THEREFORE BE IT FURTHER RESOLVED that the applicant must vest this Coastal Permit and Design Review approval by complying with all conditions of approval, obtaining Building Permits for the approved work, and substantially completing approved work before May 14, 2015, or all rights granted in this approval shall lapse.

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

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 March 24, 2011.**

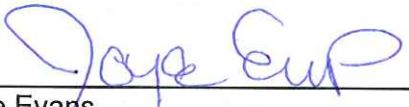
SECTION III: ACTION

PASSED AND ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 17th day of March 2011.



JOHANNA M. PATRI, AICP
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:



Joyce Evans
DZA Secretary