

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. 11-124

A RESOLUTION APPROVING THE SUTTON COASTAL PERMIT, DESIGN REVIEW, AND USE PERMIT EXTENSION

3715 SHORELINE HIGHWAY, STINSON BEACH

ASSESSOR'S PARCEL 195-162-48 (FORMERLY 195-162-45, & -46)

SECTION I: FINDINGS

- I. WHEREAS, James Sutton, is seeking extension of the expiration date for Coastal Permit 06-31, Design Review 09-14, and Use Permit 09-8, which permitted the construction of two new residences including a single-family residence containing 1,624 square feet and a 663 square foot second dwelling unit, and an associated septic system on the subject property. As approved, the structures would not exceed a maximum height of 23 feet, 3 inches above existing grade, would result in a floor area ratio of 15.9 percent, and would be located with the following setbacks to corresponding property lines: 18 feet from the east front property line along Calle del Onda, 6 feet from the southern side property line, 19.4 feet from the western rear property line along Calle del Resaca, and 3.6 feet from the nearest portion of the northern side property line (along Calle del Arroyo). **The subject property is located at 3715 Shoreline Highway, in Stinson Beach, and is further identified as Assessor's Parcel 195-162-48 (formerly 195-162-45 & -46).**
- II. WHEREAS the Marin County Deputy Zoning Administrator held a duly-noticed public hearing July 28, 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 will not result in any significant environmental impacts per the Negative Declaration adopted by the Planning Commission.
- 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, and the mandatory findings for a Coastal Permit (Section 22.56.130I of the Marin County Code), Design Review (Section 22.82.120I of the Marin County Code), and Use Permit (Section 22.88.020I) as approved and conditioned by the Planning Commission, with Resolution 09-007 on May 11, 2009, and again later upheld by the California Coastal Commission.

SECTION II: VESTING, PERMIT DURATION, AND APPEAL RIGHTS

NOW, THEREFORE BE IT FURTHER RESOLVED that the applicant must vest this Coastal Permit (CP06-31), Design Review (DR09-14), and Use Permit (UP09-08) approval by complying with all conditions of approval, obtaining Building Permits for the approved work, and substantially completing approved work before May 11, 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 August 11, 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 28th day of July 2011.



BEN BERTO
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:



Joyce Evans
DZA Secretary