

1. (A) **NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: MATTHEWS COASTAL PERMIT, LAND DIVISION, AND DESIGN REVIEW**
(B) **COASTAL PERMIT, LAND DIVISION, AND DESIGN REVIEW (Project ID 10-0121): MATTHEWS**

The subject property is located at **27 Kehoe Way, Inverness,,** and is further identified as **Assessor's Parcel 112-340-16.**

The Deputy Zoning Administrator asked if staff had any additional comments or had received additional correspondence since the staff report was distributed and the staff responded, noting the following:

- Staff's supplemental memorandum dated September 14, 2011; and
- Letters in support of the project along with proposed revisions to the project (revisions including an increase in overall height and size of the residence) faxed September 14, 2011.

The Deputy Zoning Administrator quickly noted a number of non-substantive changes to the resolution.

The public testimony portion of the hearing was opened.

The applicant/owner, Jack Matthews spoke briefly regarding the favorable elements of the project and asked to reserve his time to respond to comments.

Members of the public speaking in favor of the project included: Bridger Mitchell, Inverness Association, Joe Casalnuovo, Dave Matthews, and Charles Johnson.

Favorable elements of the project were noted by members of the public, including the following:

- Striking the Affordable Housing In-lieu Fee is consistent with recent actions taken by the Marin County Board of Supervisors;
- The size and location of the proposed home is not visually prominent from Tomales Bay and the east shore of Tomales Bay; and,
- The Inverness Association supports the project, although any further project modifications should be represented with new story poles and analyzed accordingly.

The Deputy Zoning Administrator made several comments pertaining to the project, including the following:

- The analysis contained within the Initial Study demonstrates that the project would not result in potentially significant impacts to the environment;

- The last-minute project revisions are related to the merits of the project and would not invalidate or otherwise contradict the Initial Study;
- The proposed dwelling is located southwest of a localized topographical rise on the property, is screened by existing downslope mature vegetation, and will not be visually prominent from Sir Francis Drake, Tomales Bay, or the East Shore of Tomales Bay;
- The last minute proposal to raise the roof ridgeline and add floor area is inconsistent with the Marin County Single-Family Design Guidelines (particularly with respect to articulation of rooflines to minimize mass and bulk);
- The roof ridgeline is to remain as originally drawn by the project architect with the cathedral ceiling area rising above the perpendicular roof ridgelines extending over the bedrooms and kitchen;
- The building footprint may be extended to the exterior of proposed projections (such as bay windows and window seats);
- The exterior wall of the great room may be moved outward proportionally in conjunction with the cornering of the window seats and projections, but should continue to be slightly recessed to provide for some exterior building articulation; and,
- These project modifications are consistent with the findings to approve a Coastal Permit, Design Review and Land Division, and the resolution will reflect these changes.

The Deputy Zoning Administrator approved the project with previously noted modifications.

The Hearing Officer adopted the Negative Declaration of Environmental Impact for the Matthews Coastal Permit, Land Division and Design Review.

The Hearing Officer approved the Matthews Coastal Permit, Land Division and Design Review, based on the Findings and subject to the Conditions as set forth in the modified Resolution.

The Hearing Officer informed all parties of interest that this action may be appealed to the Marin County Planning Commission within five (5) working days.