

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. 11-132
A RESOLUTION APPROVING THE
SUTTON COASTAL PERMIT AND DESIGN REVIEW EXTENSION (EX 12-3)
6976 PANORAMIC HIGHWAY, STINSON BEACH
ASSESSOR'S PARCEL 195-233-09

SECTION I: FINDINGS

- I. WHEREAS, the applicants and owners, David Sutton and Gary Serrano, have applied for a four-year time extension to vest the approved Coastal Permit and Design Review to construct a new 3,398-square foot single-family residence and 824-square foot attached garage. The new residence would attain a maximum height of 19 feet, be located west of an existing 540-square foot "barrel house", and have the following setbacks: 30 feet from the westerly front property line, 20 feet from the northerly side property line, and over 50 feet from the easterly rear and southerly side property lines. The project includes a new swimming pool, septic system, and 116-foot long driveway. Construction of the project would commence before or after the bird breeding season (February 1st through August 31st). The subject property is located at **6976 Panoramic Highway, Stinson Beach** and is further identified as **Assessor's Parcel 195-233-09**.
- II. WHEREAS the Marin County Deputy Zoning Administrator held a duly-noticed public hearing October 27, 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 extension of time to vest 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 new single-family residence that will not impact sensitive habitats, nor involve adverse grading or tree removal.
- 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, the Stinson Beach 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 09-140 on October 11, 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 as originally approved and conditioned by the Deputy Zoning Administrator, with Resolution 09-140 on October 15, 2009, obtaining Building Permits for the approved work, and substantially completing approved work before **October 15, 2015**, or all rights granted in this approval shall lapse. No more extension may be granted for cause pursuant to Section 22.56.120I of the Marin County Code.

The Building Permit approval expires if the building or work authorized is not commenced within one year from the issuance of such permit. 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 such permit. Please be advised that if your Building Permit lapses after the vesting date stipulated in the Planning permit, the Building Permit and planning approvals may become null and void.

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 November 3, 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 27th day of October 2011.



BEN BERTO
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:



Joyce Evans
DZA Secretary