

**1. COASTAL PERMIT AND MINOR DESIGN REVIEW (Project I.D. 11-0286):
DAVID SUTTON AND GARY SERRANO**

The subject property is located at **6976 Panoramic Highway, Stinson Beach**, and is further identified as **Assessor's Parcel 195-233-09**.

The applicant is requesting a four-year time extension to vest Sutton Coastal Permit 09-17 and Design Review 09-31, which permitted the construction of 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 and have 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). Zoning for this property is C-R1:B6 (Coastal Single-family Residential, 3 acre minimum lot area.) The subject property is located at **6976 Panoramic Highway, Stinson Beach**, and is further identified as **Assessor's Parcel 195-233-09**.

The Deputy Zoning Administrator Hearing Officer asked if staff had any additional comments or had received additional correspondence since the staff report was distributed and the staff responded correcting the appeal period to November 3, 2011.

The public testimony portion of the hearing was opened and closed.

The Deputy Zoning Administrator Hearing Officer made several comments pertaining to the project, stating that the barrel house structure was unique and of possible historical interest. He encouraged the property owners to preserve the structure.

The Deputy Zoning Administrator (DZA) concurred with staff's findings and conditions of approval in the Resolution, and approved the Sutton Coastal Permit Extension and Minor Design Review.

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