

1. **COASTAL PERMIT, DESIGN REVIEW AND SECOND UNIT PERMIT
(Project I.D. 11-0129): FRED SCARPULLA**

The subject property is located at **71 (also referred to as 103) Buena Viata Avenue, Inverness Park** and is further identified as **Assessor's Parcel 114-281-01**.

The applicant is seeking Coastal Permit and Design Review approval to construct a new, detached, 560 square foot garage with a roof deck, attached to a new 743 square foot structure which would become a guest dwelling and, approximately, a 5 foot 6 inch tall retaining wall. In addition, the applicant is proposing to construct a new, detached, 513 square foot guest unit/studio with attached deck, a 538 square foot, 2nd floor addition to the upper level floor of the existing, 1,592 square foot, primary residence along with new decking for the primary residence, and a new septic tank and leach field area and the conversion of the existing septic system to a greywater system. The project is located on a 1.64-acre lot and also includes the removal of an existing, 576 square foot, garage and carport, presently located where the new second unit is proposed. The site plan includes 3 identified off-street parking spaces. The zoning for this parcel is ARP-40. The subject property is located at **71 (also referred to as 103) Buena Viata Avenue, Inverness Park**, and is further identified as **Assessor's Parcel 114-281-01**.

The Deputy Zoning Administrator (DZA) asked if staff had any additional comments or had received additional correspondence since the staff report was distributed. Staff responded that he is in receipt of correspondence from the Inverness Association regarding retaining walls around the driveway.

The public testimony portion of the hearing was opened.

The applicant, Onjo Updegrave, spoke regarding Condition of Approval #20, requiring a turnaround. She has spoken to Fire Marshal Scott Alber who stated that a turn-around is not required but a turnout along the driveway will work.

Michel Jeremias, Department of Public Works, concurs that after speaking to Scott Alber, a turn around will not be required by Marin County Fire, and a turn out will suffice.

Members of the public speaking in favor of the project included: Bridger Mitchell who spoke regarding the 16-foot driveway and sprinkler requirement for a second unit that he would like clarified.

Staff responded that the two new structures will require sprinklers and the main house may as well, to accommodate the addition. He will add them as Conditions of Approval.

The public testimony portion of the hearing was closed.

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

- A Douglas Fir leaning towards the guest house and neighbors property will need an arborists report;
- If the tree is removed, it will be replaced by three conifers

The Deputy Zoning Administrator Hearing Officer approved the project with the following modifications to the project:

- Condition of Approval #4, add: "BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit an arborist report, prepared by a licensed arborist, which identifies whether any additional trees will need to be removed as a result of this project. Protection measures identified by the arborist shall be implemented if found appropriate. If it is determined that additional trees need to be removed, they shall be replace on a 3:1 basis and a revised landscape plan shall be submitted and is subject to approval by Planning." and:
- New Condition of Approval #21: "BEFORE ISSUANCE OF A BUILDING PERMIT, per Marin County Code (MCC) 24.04.275, since the driveway exceeds 150 feet in length, a turnout is required."

The Deputy Zoning Administrator (DZA) concurred with staff's findings and conditions of approval in the recommended Resolution with modifications and approved the Scarpulla Coastal Permit, Design Review and Second Unit Permit.

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.