

## 1. COASTAL PERMIT (Project I.D. 2011-0224): BOB AND DAPHNE BRANSTEN NEO

The subject property is located at **20 Nymph Road, Bolinas (previously known as 280 Ocean Parkway)**, and is further identified as **Assessor's Parcel 191-271-24**

The project is a proposal to deconstruct an existing 1,301 square foot single-family residence at 280 Ocean Parkway and construct a 1,588 square foot single-family residence on the same lot with an address of 20 Nymph Road, Bolinas. Administrative approval of the change in address was granted on July 18, 2011 because access to the site is currently from Nymph Road and no access is provided from the Ocean Parkway right-of-way due to erosion of the bluff along the ocean. The 19,325 square foot lot is located within the Bluff Erosion Zone and recent erosion is threatening the structural integrity of the existing residence. The floor area ratio would be 8.4% and the maximum height would be 22 feet from finished exterior grade. The residence would have the following minimum setbacks from corresponding property lines: 38.5 feet front (west), 15 feet side (north), 146 feet side (south), and 20 feet rear (east). The project includes a new septic system and drainage improvements. The exterior color and materials of the residence would be gray fire resistant horizontal wood siding, dark gray pebble roofing, copper flashing, gutters, downspouts, and chimney flue, and light green aluminum clad windows and doors. The proposal includes a fire truck turnaround area on the Bransten property at 88 Nymph Road, an additional (fourth) parking space as on-street parallel parking, and relocation of the existing fence within Nymph Road to be on the subject property.

The Deputy Zoning Administrator (DZA) 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:

- A supplemental memorandum dated November 30, 2011, regarding a telephone message from neighbor Kathryn Cirincione-Coles with comments disagreeing with the staff report findings because she believed the project will result in adverse visual effects to Pacific Ocean views. She also questions the timing for removal of the existing residence. Staff recommends a finding of no adverse visual effects and adding a Condition of Approval to require removal of the existing residence before final inspection of the proposed residences; and
- Michel Jeremias, Department of Public Works responded to the Hearing Officers question about the adequacy of parking and access and stated that the retaining wall would not have to be removed because there is room to park and turn a vehicle.

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

The Deputy Zoning Administrator (DZA) approved the project with the following modifications to the project:

- SECTION 2: ACTION: Provide a complete project description;
- Condition of Approval 8: delete;
- Condition of Approval 9: delete, and restate in Conditions 14 (a) and (b) with the standard language;
- Condition of Approval 10: delete;
- New Condition of Approval add; "BEFORE FINAL INSPECTION OF THE NEW RESIDENCE, the applicant shall obtain a Demolition Permit and deconstruct the existing residence."

The Deputy Zoning Administrator (DZA) concurred with staff's findings and conditions of approval in the Resolution, and approved the Bransten Coastal 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.