



MARIN COUNTY

COMMUNITY DEVELOPMENT AGENCY

**STAFF REPORT TO THE MARIN COUNTY
DEPUTY ZONING ADMINISTRATOR**

Donat Coastal Permit 2011-0265

**RECOMMENDATION: Approval with conditions
HEARING DATE: February 16, 2012**

Application No:	2011-0265	Applicant:	Lance Wyeth
Agenda Item:	1	Owners:	Marjike and Peter Donat
Last Date for Action:	March 1, 2012	Assessor's Parcel No:	114-071-01
		Property Address:	12719 Sir Francis Drake Boulevard, Inverness
		Project Planner:	Curtis Havel
		Signature:	

Countywide Plan Designation:	CSF3, Coastal Single Family, one unit per one acre to five acres
Community Plan Area:	Inverness Ridge Communities
Zoning:	C-R1:B5, Coastal Residential Single-family, B5 Building District, five acres minimum lot size
CEQA:	Section 15303, Class 3

PROJECT DESCRIPTION

The project is a proposal to construct a 2,485 square foot single-family residence with an attached 540 square foot garage, and convert an existing 892 square foot residence to a guest house on a 5.16-acre lot. A new 2,500-gallon water storage tank is proposed to replace the existing 1,550 gallon tank. The new tank is proposed to be located 12 feet from the rear property line. Water service to the residence would be provided from the North Marin Water District through a new service lateral from the main within Sir Francis Drake Boulevard. A new septic system is proposed southeast of the proposed residence and the second unit would continue to rely on the existing septic system. The residence is proposed to have a maximum height of 25 feet from finished exterior grade and the following minimum setbacks from corresponding property lines: 248 feet front (northeast), 184 feet side (southeast), 230 feet side (northwest), and 136 feet rear (southwest). The existing guest house has a maximum height of 25 feet and the following property line setbacks: 320 feet front (northeast), 310 feet side (southeast), 110 feet side (northwest), and 101 feet rear (southwest).

PROJECT SETTING

The 5.1-acre property is located adjacent to and west of Sir Francis Drake Boulevard approximately 380 feet northwest of the Redwood Avenue intersection. Access to the property is via a private, shared 10-foot wide driveway composed primarily of aggregate base (the existing entry apron from Sir Francis Drake Boulevard is concrete and asphalt). The property is currently developed with an 892 square foot residence, a 1,550 gallon water tank, and septic system. The property is northeast facing and slopes upward from Sir Francis Drake Boulevard with slopes ranging from 17% to 22%. Vegetation at the site consists of thickly wooded, mixed evergreen hardwood forest and is predominately composed of second growth bay laurel.

PROJECT ANALYSIS

The project is a proposal to construct a new single family residence at the project site, and to convert the existing residence into a guest house. The project also includes the replacement of the existing water tank with a larger water tank further away from the rear property line. Finally, the project entails widening improvements to the existing driveway from 10 feet to 12 feet, and installation of a dedicated fire apparatus turn around just below the new residence. The project does not include any proposed tree removal as indicated by the project applicant with the exception of one 8-inch oak afflicted with sudden oak death syndrome.

A biological assessment for the project was prepared by Jules Evens of Avocet Research Associates, LLC. In summary, the report concluded that the project would not result in adverse impacts to sensitive plant or animal species because the property does not contain sensitive plant or animal species. The report noted that the project site was more than a quarter mile from any known Northern Spotted Owl nesting sites, and that the project would not adversely impact Northern Spotted Owls.

The project applicant considered converting the existing dwelling into a second unit. However, the size of the existing single-family residence exceeds the 750 square foot size limitation for second units. The project applicants did not wish physically reduce the size of the existing structure, and instead opted to remove the food preparation and storage facilities (kitchen) and use the structure as a guest house.

The property is currently served by the Hamilton Water Company which is defined as a State "Small Water System." In order to continue using the Hamilton Water Company, Environmental Health Services staff indicated that the Hamilton Water Company would need to apply for and obtain a new domestic water permit for the State Small Water System. Alternatively, the property owner could utilize the North Marin Water District as the primary water service provider. Staff was informed by the project applicant that the property owners have begun the process of arranging water service through the North Marin Water District.

In conclusion, the proposed single family residence will be constructed of colors and materials that will blend into the surrounding natural environment. The structure will not be visually prominent or otherwise incompatible with its surroundings because it will not exceed the 25-foot height limit and is located adequate distances from all property lines. Although the project will require approximately 350 cubic yards of grading, the structure utilizes a foundation design that steps up the hillside and nestles the structure into the slope, thereby further minimizing the visual profile of the structure. Finally, the project will be consistent with policies in the Local Coastal Program, the Inverness Communities Plan, the Single-Family Design Guidelines, and the Marin County Zoning Ordinance.

RECOMMENDATION:

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and adopt the attached resolution approving the Donat Coastal Permit.

Attachments:

1. Proposed resolution recommending approval of the Donat Coastal Permit 2011-0265
2. CEQA exemption
3. Location map
4. Reduced plan set
5. Electronic letter from Lance Wyeth, 1/11/12
6. Marin County Environmental Health Services transmittals, 1/5/12 and 12/27/11
8. Department of Public Works, Land Use and Water Resources memorandum, 12/27/11
9. Letter from North Marin Water District, 12/19/11.
10. Letter from Marin County Fire Department, 9/1/11
11. Biological Assessment prepared by Jules Evens, 4/28/11