

1. **COASTAL PERMIT (Project I.D. 2011-0265): PETER DONAT**

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Application 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 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. The residence would 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 property is zoned C-R1:B5, Coastal Residential Single-family, B5 Building District, five acres minimum lot size. The subject property is located at **12719 Sir Francis Drake Blvd., Inverness** and is further identified as **Assessor's Parcel No. 114-071-01**.

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,:

1. Delete Condition of Approval # 5; and
2. Delete Condition of Approval # 13.

The public testimony portion of the hearing was opened.

Lance Wyeth, designer, requested that the detached structure be allowed to keep its sink and counters. After some discussion,

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

- Condition of Approval # 5, Delete; "Plans submitted for a Building Permit must depict removal of the kitchen food preparation facilities from the existing 892 square foot residence. The kitchen food preparation facilities must be removed from the 892 square foot residence PRIOR TO FINAL INSPECTIONS. The detached accessory structure may contain a wetbar consistent with the following standards: the sink shall not exceed a maximum dimension of 12-inches by 12-inches and the counter area and adjoining cabinets shall not exceed an aggregate length of six feet; electrical service in a wet bar area shall be limited to general-purpose receptacles; the maximum size of the trap arm and drain for the bar sink shall not exceed 1.5 inches; and dedicated electrical circuits, gas lines, gas stubouts, and additional plumbing stubouts are prohibited as part of the wet bar area. ";
- Condition of Approval # 6: Delete;
- Delete Condition of Approval # 13; and
- Modify Condition of Approval # 16: BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant, on behalf of the Hamilton Water Company (a State Small Water System) will need to apply for and obtain a new domestic water permit for the State Small Water System. This condition shall be rendered unnecessary if the applicant chooses to discontinue service with the Hamilton Water Company and instead use North Marin Water District as the primary water service provider. *If the North Marin Water District (NMWD) is chosen as a service provider, then the applicant must provide a will-serve letter from the NMWD.*

The Deputy Zoning Administrator (DZA) concurred with staff's findings and conditions of approval in the modified Resolution, and approved the Donat 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, February 24, 2012 at noon.