



MARIN COUNTY

COMMUNITY DEVELOPMENT AGENCY

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

Weltman Coastal Permit And Design Review 2011-0271

RECOMMENDATION: Approval with conditions
HEARING DATE: April 26, 2012

Application No:	2011-0271	Applicant:	Kimberly Jessup
Agenda Item:	2	Owners:	Rob Weltman and Janice Butler
Last Date for Action:	June 1, 2012	Assessor's Parcel No:	112-042-07
		Property Address:	12990 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-RSP-0.33, Coastal Residential Single-family District, one unit per three acres maximum density		
CEQA:	Section 15303, Class 3		

PROJECT DESCRIPTION

The project is a proposal to construct a 25-foot tall, 2,641 square foot single family residence and attached 2-story, 20-foot tall, 849 square foot garage/workshop with upstairs recreation room. The 3.3 acre property is currently developed with an existing, 32-foot tall, 2,817 square foot single-family residence and attached 2-story, 24-foot tall, 1,363 square foot garage/workshop and upstairs bedroom.

The project applicant is proposing to locate the remodeled/rebuilt home entirely within the footprint of existing development on the property. The upper floor of the existing residence and garage will be removed, and approximately 70 percent of the first floor of the residence will be removed. As described above, the overall height of the residence is proposed to be reduced from 32 feet to 25 feet, and the height of the attached garage is proposed to be reduced from 24 feet to 20 feet. The overall building area of the residence and attached garage is proposed to be reduced from 4,180 square feet to 3,490 square feet (for a reduction of 690 square feet).

The residence and garage are proposed to be located within the footprint of the existing residence and garage, and no additional impervious surfaces are proposed beyond what already exists. The applicant is proposing to utilize the existing septic system on the property to accommodate the project. The floor plans, including the total number of bedrooms and overall floor area, have been designed to meet the regulatory constraints related to the existing septic system.

The existing propane tank is proposed to be relocated from the rear property line to a location 6 feet from the residence and 25 feet from the rear property line. A 7-foot tall "living fence" with a 1.5-foot tall rock gabion base topped with a wire mesh is proposed to replace the existing fence within the Sir Francis Drake Boulevard road right-of-way. The proposed fence would extend from the existing gate at the driveway southeast to the end of the existing fence.

The project includes a proposal to surround the residence, garage, and areas of construction activity with a 3-foot tall containment fence along the southern edge of the driveway, and a 6-foot tall chain-link fence to confine construction activities to the existing driveway and avoid disturbance to undeveloped portions of the property. While not a part of this project, the applicant states a willingness to participate in the future restoration of the creek and adjacent wetlands contemplated with the Tomales Bay Watershed Council's Restoration Feasibility Study (2nd Draft) of April 2011.

PROJECT SETTING

The 3.3-acre triangular property is located between Tomales Bay to the east and the intersection Sir Francis Drake Boulevard and Camino Del Mar to the west. Third Valley Creek flows along the southerly property boundary, and wetlands/brackish marsh have been identified in the easterly portion of the property. Mixed riparian woodland surrounds the project site. The existing residence is 110 feet from the creek top-of-bank and the garage is 88 feet from the creek top-of-bank. The property is mostly flat rising steeply to the north (along Camino Del Mar). The previous property owners installed landscaping and lawn areas to the east and west of the existing residence.

PROJECT ANALYSIS

The project is a proposal to demolish the majority of an existing residence and construct a new residence within the existing footprint. The overall height and building area of the residential structures will be reduced, and the project has been designed so that no new impervious surfaces will be introduced at the project site. The floor plans have been designed to limit the number of bedrooms (as defined by the Environmental Health Services Division) to avoid the need for the installation of a new septic system. The project does not include any proposed tree removal or landscaping improvements as indicated by the project applicant.

A biological assessment for the project was prepared by Jules Evens of Avocet Research Associates, LLC to evaluate habitat and species at the site, and evaluate potential project impacts. The project site contains brackish marsh, riparian woodlands, and creeks that provide habitat for a number of plant and animal species, several of which are species of concern, threatened or endangered (please refer to Attachment 7 for more information). However, the report concludes that the design of the proposed project will avoid potentially adverse impacts to sensitive habitats and plant or animal species provided that the project remains entirely within the footprint of existing developed areas on the property (such as the existing residence and garage, and driveway area), and there are no modifications to existing drainage courses at the project site.

The proposed project includes the replacement of the existing fencing within the Sir Francis Drake Boulevard right-of-way with a new, 7-foot tall fence to provide screening and privacy for future residents. The existing fence is located within the Third Valley Creek 100-foot buffer area, and is legally permitted to be located in the Sir Francis Drake right-of-way per Encroachment Permit 86-387 (Attachment 8). The proposed fencing would be taller than the existing fence, would require the removal of vegetation along the existing fence line, and would result in soil disturbance in close proximity to Third Valley Creek. For these reasons, staff is recommending that the existing fence be allowed to remain, and the proposed fence not be approved as part of the project.

The proposed single family residence will be constructed utilizing colors and materials that will blend into the surrounding natural environment. The height of the residence is being reduced to comply with the 25-foot height requirement of the governing C-RSP-0.33 zoning district. The total building area of the structure is being reduced and has been designed so that the existing septic system will adequately accommodate levels of effluent produced by residents of the property. The existing vegetation along the property lines will minimize the visual prominence of the structure from off-site views, and continue to provide screening and privacy for residents of the subject property. The proposed residence and garage will not introduce new impervious surfaces at the project site, and will not result in potentially significant impacts to the environment because site disturbance will be limited to the existing development areas of the property. The project does not include proposals for vegetation removal or installation of new landscaping, and would preserve riparian, creek, and marsh habitats present at the site. For the reasons discussed above and in the attached resolution, the project will be consistent with the policies and standards contained in the Marin Local Coastal Program Unit II, the Marin Countywide Plan, and the provisions of Interim 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 Weltman Coastal Permit and Design Review.

Attachments:

1. Proposed resolution recommending approval of the Weltman Coastal Permit and Design Review
2. CEQA exemption
3. Location map
4. Reduced plan set
5. Marin County Environmental Health Services transmittals, 3/29/12
6. Department of Public Works, Land Use and Water Resources memorandum, 3/8/12
7. Biological Assessment prepared by Jules Evens, 2/6/12
8. Encroachment Permit 86-387