

Marin County Deputy Zoning Administrator
Regular Meeting Minutes
Thursday, July 26, 2012

The meeting was called to order at 9:01 AM.

[Agenda](#)

1. COASTAL PERMIT, USE PERMIT AND DESIGN REVIEW: (Project I.D. 11-0419) ALEXIS CHASE

[Staff Report](#)

Benjamin Berto, Hearing Officer

In response to the Hearing Officer, staff clarified that application numbers were revised and Design review was added to show 2013-02. The staff report is correct.

A memorandum dated July 25, 2012 was submitted regarding the cost accounting fees for the project. A revised Condition of Approval would have the fire fees paid when the Building Permit is issued.

The public testimony portion of the Hearing was opened.

Henry Taylor, architect, asked if a survey was necessary to confirm the front and north side setback. The Hearing Officer responded this is standard procedure when projects are close to property lines.

The Hearing Officer asked Berenice Davidson, Department of Public Works, about the 10 foot plus distance from the highway frontage to the retaining wall and that a survey is not necessary. The survey can be confined to the Western property line. Condition of Approval #11 clarifies the issue about survey markers.

The public testimony portion of the Hearing was closed.

The Hearing Officer added the following Conditions of Approval:

1. The window on the east elevation shall have a lower plate height that is 6 feet above finished floor elevation;
2. Landscaping on the applicant's property between the garage and the neighbor to the north shall be preserved;
3. The applicant shall pay the outstanding fire fees before issuance of a building permit;

4. The Hearing Officer removed the requirement to verify the front setback from the Shoreline Highway property line to the retaining wall.

The Deputy Zoning Administrator (DZA) concurred with staff's findings and Conditions of Approval in the revised Resolution, and approved the Chase Coastal Permit, Use Permit and Design Review.

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.