



**STAFF REPORT TO THE MARIN COUNTY
DEPUTY ZONING ADMINISTRATOR**
RAUH COASTAL PERMIT AND DESIGN REVIEW EXTENSION

RECOMMENDATION: *Approve with conditions*

HEARING DATE: **October 25, 2012**

Application No(s):	EX13-5	Applicant(s):	Jonathan Rauh and Mary Hobson
Project ID:	13-0287	Owner(s):	Jonathan Rauh and Mary Hobson
Agenda Item:	2	Assessor's Parcel No(s):	199-261-03
Last Date for Action:	December 19, 2012	Property Address:	82 Seacape Drive, Muir Beach
		Project Planner:	Scott Greeley (415) 473-7043 sgreeley@marincounty.org
		Signature:	

Countywide Plan Designation: C-SF3 (Coastal, Single-family, Residential, 1 unit per 1-5 acres)
Community Plan Area: Muir Beach
Zoning: C-R-A:B-4 (Coastal, Residential-Agricultural, 1-acre minimum lot size)
CEQA: The Deputy Zoning Administrator found the project to be Categorically Exempt, pursuant to State CEQA Guidelines, Section 15303, Class 3, New Construction

PROJECT DESCRIPTION:

The applicant is requesting an extension of the expiration date of Coastal Permit 10-27 and Design Review 10-60, which permit the construction of a new, two-level, 3,627 square foot, structure with a primary unit and second unit, with a 676 square foot deck, and a 591 square foot, detached garage. The structure consists of a two level primary residence with a floor area of approximately 2,883 square feet, as well as a 745 square foot second unit on the lower level. The height of the two story residential structure will be a maximum of 25 feet in height above natural grade. The height of the garage will be a maximum 15 feet above natural grade. The two unit residence and detached garage will result in a maximum 18.8% floor area ratio (FAR). The two unit residence will maintain the following minimum setbacks: 1) 32 feet from the southerly front property line; 2) 50 feet from the northerly rear property line; 3) 20 feet from the westerly side property line; and 4) 25 feet from the easterly side property line. The detached garage will maintain the following setbacks: 1) 3 feet from the southerly front property line; 2) 103 feet from

the northerly rear property line; 3) 3 feet from the westerly side property line; and 4) 88 feet from the easterly side property line. A second unit permit is a ministerial permit which will only be granted with a separate decision after the Coastal Permit and Design Review extensions have been granted.

PROJECT SETTING AND BACKGROUND:

Lot size: 14, 369 square feet
Adjacent Land Uses: Single-family Residential
Vegetation: Moderate concentrations of native vegetation and grasses
Topography and Slope: Steeply sloping
Environmental Hazards: Wildland Urban Interface Zone

The applicant is proposing to extend Coastal Permit 10-27 and Design Review 10-60 which were approved by the Deputy Zoning Administrator by Resolution 10-0143 on October 28, 2010, with an expiration date of October 28, 2012.

Pursuant to Resolution 10-0143 and Sections 22.56.120I and 22.82.130I of the Interim Development Code, the applicant needed to submit an application at least 30 days before the October 28, 2012 expiration date. Pursuant to Chapter 22.56.120I of the Interim Development Code, such a request needs to be reconsidered by the Deputy Zoning Administrator. The Deputy Zoning Administrator has the authority to extend the expiration date an additional four years from the original date of expiration.

On September 20, 2012, Mr. Rauh submitted an application requesting an extension to October 28, 2016 be granted for his Coastal Permit, Design Review, and Second Unit Permit. For stated financial reasons, the owner/applicant has been unable to apply for and proceed to vest the above permits.

Coastal project permit extensions may be granted upon findings that the project continues to be in conformance with the requirements and objectives of the certified Local Coastal Program.

The owners have stated that they are not requesting any modification to the project. As noted above, the Second Unit Permit can only be extended after the Coastal Permit and Design Review have been extended, which will be issued only after the extension is final.

As such, because the project has not changed, the owners are facing financial hardship, have applied in a timely manner for an extension of the expiration date for the Coastal Permit, Design Review, and Second Unit Permit and the project is consistent with the Local Coastal Program and the Coastal Permit and Design Review findings of the Interim Development Code, staff is recommending approval of the Rauh Coastal Permit and Design Review extension. Following adoption of the attached resolution, staff will proceed to process an extension for the second unit permit.

RECOMMENDATION:

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and adopt the attached resolution approving the Rauh Extension of Coastal Permit 10-27 and Design Review 10-60.

- Attachments:**
1. *Recommended Resolution approving the Rauh Extension of Coastal Permit 10-27 and Design Review 10-60*
 2. *CEQA Exemption*
 3. *Assessor's Parcel Map*
 4. *Deputy Zoning Administrator Resolution 10-0143 for Coastal Permit 10-27 and Design Review 10-60*
 5. *Application request, dated September 17, 2012*