

Marin County Deputy Zoning Administrator
Regular Meeting
Thursday, November 15, 2012
9:00 a.m.

1. COASTAL PERMIT AND MINOR DESIGN REVIEW (Project ID: 2012-0224):
SETH ROSEN The subject property is located at 5 Balmoral Way, Inverness, and is further identified as Assessor's Parcel 112-144-01.

The Hearing Officer acknowledged receipt of a supplemental memorandum dated November 15, 2012, containing correction to today's agenda, and with corrections to the Resolution as described below:

Item III under Section 1: Findings - Deletion of the phrase "extension of time to vest" and Item VI-Q "Historic Resource Preservation" recommending addition of the following statement: "The Local Coastal Program permits modifications to structures built prior to 1930, so long as a Coastal Permit is granted. Since the residence is not designated as historic and the proposed modifications are minor, the project is therefore, consistent with this finding."

No additional changes have been received from staff, and no additional comments were received in response to the public notice.

There were no speakers present so the Hearing Officer opened and closed the public testimony portion of the hearing.

The Hearing Officer noted making a site visit and asked whether any tree removal was part of the proposed project, and whether the installation of the septic system would impact any trees. The applicant confirmed that no trees are part of the project proposal and that the septic system has been approved by the Environmental Health Services Division and that the system has already been installed.

The following modifications were made by the Hearing Officer:

Finding IV-O: Visual Resources, "The residence is located at the end of a rural, non-County maintained road in Inverness and is visible in from Sir Francis Drake Boulevard. However, the project incorporates materials and colors that are similar to the existing structure and blend into the surrounding environment. The addition to the residence is less than 25 feet in height, which is consistent with the Interim Zoning Code standards for height in this zoning district. The project will be compatible with the surrounding built and natural environment and will not be visually prominent. Therefore, the project is consistent with this finding."

Finding III: Accepted staff's recommendation to delete "the extension of time to vest".

Finding IV: D. Countywide Plan Findings - clarify that the project "will not entail the removal of any trees" and delete the portion of the sentence that says "substantial number of mature, native".

Finding IV-L: Change "would to will"

Finding VI-A - Water Supply, "The lot is currently served by the Inverness Public Utility District (IPUD). Although IPUD did not respond to County requests for input regarding the project, prior to final building permit inspection, the applicant will need to provide documentation to the Marin County Community Development Agency that it has satisfied all water standards required by IPUD. Therefore, the project is consistent with this finding."

Finding VI-B – Septic System Standards, " The proposed septic system has been reviewed and approved by the Environmental Health Services Division. As a standard condition of approval, the applicant must ensure that the project meets all Environmental Health septic system standards prior to final issuance of a building permit. Therefore, the project is consistent with this finding."

New Condition of Approval #12: "BEFORE FINAL INSPECTION, the applicant shall submit confirmation from the Environmental Health Services Division that the project meets all Environmental Health septic system standards."

Section II; Action – "WHEREAS the Marin County Deputy Zoning Administrator hereby approves the Rosen Coastal Permit and Minor Design Review subject to the conditions of approval listed below. This approval authorizes the remodel of and an addition to an existing residence built in 1912. The remodel shall include foundation and deck repairs and replacement, seismic and structural upgrades and a new septic system. The existing residence is 1,524 square feet in size and the project is approved to remove and reconstruct an existing sunroom that shall increase the lower level from 178 square feet to 612 square feet in size. The modifications shall result in a residence that is 1,868 square feet in size, and result in an increase of 344 square feet of new floor area. The addition is approved to have a height of approximately 21 feet above natural grade. The project is approved to have a floor area ratio of 19% on the 9,808 square foot lot. The residence shall be re-sided with cement fiber shingles in "Mountain Sage," with window trim and fascia in "Country Lane Red," and an asphalt shingle roof in "Barkwood." The additions to the residence shall maintain the following setbacks: 1) 9 feet from the westerly front property line; 2) 10 feet from the easterly side property line; 3) 32 feet from the southerly side property line, and over 50 feet from the southeasterly rear property line."

The Deputy Zoning Administrator (DZA) concurred with staff's findings and Conditions of Approval in the revised Resolution, and approved the Rosen Coastal permit and Minor 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, no later than 4:00 PM on November 26, 2012.