



# MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

ALEX HINDS, DIRECTOR

## MEMORANDUM

**TO:** Members of the Planning Commission

**FROM:** Anna M. Camaraota, Planner

**RE:** Item 6: Planning Commission Agenda for September 26, 2005  
Telford Appeal of the Deputy Zoning Administrator's Denial of the Telford Coastal Permit and Design Review  
9 Vallejo Avenue, Inverness  
Assessor's Parcel 114-273-09

**DATE:** September 16, 2005

On August 8, 2005, the Planning Commission conducted a public hearing to consider the Telford Appeal of the Deputy Zoning Administrator's Denial of the Telford Coastal Permit and Design Review, requesting approval for construction of an approximately 25-foot high, 2,140 square foot single-family residence and a 14-foot high, 440 square foot detached garage on a vacant lot in Inverness. Prior to the hearing, the applicant modified the application by proposing to:

- Relocate the new residence 12 feet down slope from the original location, resulting in the following minimum setbacks to the closest corresponding property lines: 58 feet from the north (front) property line, 115 feet from the south (rear) property line, 3 feet from the east (left side) property line, and 7 feet, 2 inches from the west (right side) property line;
- Remove the downhill portion of the lower deck along the north (front) façade;
- Create a new entry at the west end of the north (front) façade;
- Re-align the pathway providing access from the detached garage to the new residence upslope to incorporate a curvilinear design that reduced the length and allows for further screening of lighting from off-site locations; and
- Modify the roofline to a gable design with the ridge running east to west.

Following consideration of the revised proposal and public testimony, the Planning Commission continued the hearing and directed staff to prepare a resolution with findings to grant the appeal and approve the modified application.

Since the previous hearing, the applicant has made further modifications to the project which include the following:

- Revised pathway lighting to include ground-level fixtures on a three-way timer switch;
- Stepped a portion of the front retaining wall adjacent to the detached garage/parking area to create a planting pocket for screening of the wall;

- Added a planting strip at the face of the front retaining wall adjacent to the detached garage/parking area to provide a planting pocket for screening of the wall;
- Modified the design of the front retaining wall to utilize a vertically formed, curved concrete treatment;
- Incorporated architectural details to the north (front) façade of the detached garage including a revised door with trellis;
- Added a bay at the living room (second level) to break up the north (front) façade; and
- Integrated a 237 square foot family/game room and bath at the entry level, which previously consisted of un-utilized understory area.

### Discussion

The modified project is consistent with the required findings for approval of Design Review (Marin County Code Section 22.82.040) because the new residence and detached garage would result in height, mass, and bulk characteristics that are proportionate to the site and would provide adequate setbacks from property lines and other buildings on the subject and surrounding properties. The revised building design and refinements to the site are an overall improvement to the original design and would adequately address concerns raised by the Planning Commission at the previous hearing. These changes further integrate the development into the surrounding community without conflicting with the requirements for protection of the coastal environmental and visual resources. The revised design is also consistent with the Single-family Residential Design Guidelines. The proposed landscaping would adequately screen the structure from off-site locations, would stabilize and prevent the erosion of graded soils around the structure, and would enhance the privacy of the occupants of the subject and surrounding properties. The new residence and detached garage would minimize drainage alterations, grading and excavation, tree removal, and other adverse physical effects on the natural environment. Finally, the design of the residence and detached garage would be compatible with that of other structures in the vicinity, would respect the surrounding natural environment, would utilize colors and materials consistent with the prevailing community character, and would not diminish views from surrounding properties.

### Conclusion

Based on the foregoing discussion, the modified project is consistent with the required findings for Design Review and Coastal Permit approval.

### **RECOMMENDATION:**

Staff recommends that the Planning Commission review the administrative record including the additional information set forth in this memorandum, conduct a public hearing, and move to sustain the appeal and adopt the proposed resolution approving the Telford Coastal Permit and Design Review application.

- Attachments:
- (1) Proposed Resolution Sustaining the Telford Appeal and Approving the Telford Coastal Permit and Design Review Application
  - (2) Revised plans received September 6, 2005
  - (3) Lighting specification sheet
  - (4) Environmental Health Services memorandum, September 15, 2005
  - (5) Environmental Health Services memorandum, March 17, 2005
  - (6) Department of Public Works memorandum, April 25, 2005
  - (7) North Marin Water District letter, March 10, 2005
  - (8) Marin County Fire Department letter, April 6, 2005

**MARIN COUNTY PLANNING COMMISSION**

**RESOLUTION \_\_\_\_\_**

**A RESOLUTION SUSTAINING THE TELFORD APPEAL AND APPROVING  
THE TELFORD COASTAL PERMIT AND DESIGN REVIEW APPLICATION**

**9 VALLEJO AVENUE, INVERNESS  
ASSESSOR'S PARCEL 114-273-09**

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**SECTION I: FINDINGS**

- I. WHEREAS the applicant, Onju Updegrave, on behalf of the owners, Geoffrey Telford and Christopher Stewart, is requesting approval for construction of an approximately 25-foot high, 2,140 square foot single-family residence and a 14-foot high, 440 square foot detached garage. The project also includes construction of an approximately 545 square foot deck on the north (downhill) elevation of the proposed residence, resulting in a deck that is approximately 13.5 feet in height above grade where a 10-foot maximum is allowed. The new residence would maintain the following minimum setbacks from the closest corresponding property lines: 63 feet from the north (front) property line, 100 feet from the south (rear) property line, 5 feet from the east (left side) property line, and 5 feet from the west (right side) property line. The 14-foot high, detached garage would be located within the northwest corner of the subject property adjacent to Vallejo Avenue and would maintain the following minimum setbacks to the closest corresponding property lines: one foot from the north (front) property line, and one foot from the west (right side) property line. The structures would be finished with dark grey asphalt shingle roofing, cedar or redwood shingle siding with natural finish, cedar or redwood fascia with natural finish, dark bronze gutters and painted metal flashings, cedar or redwood natural trim, and tan or dark bronze vinyl windows and doors

The subject property is located at 9 Vallejo Avenue, Inverness, and is further identified as Assessor's Parcel 114-273-09.

- II. WHEREAS on June 30, 2005, the Deputy Zoning Administrator denied the Telford Coastal Permit and Design Review proposing construction of single-family residence and a detached garage on a vacant lot in Inverness.
- III. WHEREAS, a timely appeal of the Deputy Zoning Administrator's denial of the Telford Coastal Permit and Design Review was filed by Geoffrey Telford, owner of the subject property, asserting that the basis for the project denial was arbitrary and capricious.
- IV. WHEREAS the Marin County Planning Commission held a duly-noticed public hearing on August 8, 2005, to consider the merits of the project, and hear testimony in favor of, and in opposition to the project. Prior to the hearing, the applicant modified the application by proposing to (1) Relocate the new residence 12 feet down slope from the original location, resulting in the following minimum setbacks to the closest corresponding property lines: 58 feet from the north (front) property line, 115 feet from the south (rear) property line, 3 feet from the east (left side) property line, and 7 feet, 2 inches from the west (right side) property line; (2) Remove the downhill portion of the lower deck along the north (front) façade; (3) Create a new entry at the west end of the north (front) façade; (4) Re-align the pathway providing access from the detached garage to the

new residence upslope to incorporate a curvilinear design that reduced the length and allows for further screening of lighting from off-site locations; and (5) Modify the roofline to a gable design with the ridge running east to west. Following consideration of the modified application, the Planning Commission directed staff to prepare a resolution with findings to grant the appeal and approve the modified project.

- V. WHEREAS, following the Planning Commission's hearing, the applicant submitted further modifications to the project which included the following: (1) Revised pathway lighting to include ground-level fixtures on a three-way timer switch; (2) Stepped a portion of the front retaining wall adjacent to the detached garage/parking area to create a planting pocket for screening of the wall; (3) Added a planting strip at the face of the front retaining wall adjacent to the detached garage/parking area to provide a planting pocket for screening of the wall; (4) Modified the design of the front retaining wall to utilize a vertically formed, curved concrete treatment; (5) Incorporated architectural details to the north (front) façade of the detached garage including a revised door with trellis; (6) Added a bay at the living room (second level) to break up the north (front) façade; and (7) Integrated a 237 square foot family/game room and bath at the entry level, which previously consisted of un-utilized understory area.
- VI. WHEREAS the Marin County Planning Commission held a continued public hearing on September 26, 2005 to consider the modified proposal as described above.
- VII. WHEREAS the Marin County Planning Commission finds that that there is sufficient evidence to support the Telford Appeal and to approve construction of the modified project, which includes construction of an approximately 25-foot high, 2,377 square foot single-family residence and a 14-foot high, 440 square foot detached garage on a vacant lot in Inverness. As modified, the new residence would maintain the following minimum setbacks from the closest corresponding property lines: 58 feet from the north (front) property line, 115 feet from the south (rear) property line, 3 feet from the east (left side) property line, and 7 feet, 2 inches from the west (right side) property line. The 14-foot high, detached garage would be located within the northwest corner of the subject property adjacent to Vallejo Avenue and would maintain the following minimum setbacks to the closest corresponding property lines: one foot from the north (front) property line, and one foot from the west (right side) property line. The structures would be finished with dark grey asphalt shingle roofing, cedar or redwood shingle siding with natural finish, cedar or redwood fascia with natural finish, dark bronze gutters and painted metal flashings, cedar or redwood natural trim, and dark bronze vinyl windows and doors.
- VIII. WHEREAS the Marin County Planning Commission finds that the proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act, per Section 15303, Class 3.
- IX. WHEREAS the Marin County Planning Commission finds that the proposed project is consistent with the Marin Countywide Plan because the project would:
  - A. Provide housing opportunities in the Coastal Recreation Corridor without adversely affecting agricultural areas or public open space in the project vicinity; (EQ A-6, & CD A-2)
  - B. Contribute to the diversity of housing stock for Inverness residents; (CD B-2)
  - C. Comply with Marin County standards for flood control, geotechnical engineering, and seismic safety, and include improvements to protect lives and property from hazard; (EQ A-11)

- D. Create a single-family residence, a principally permitted use under the governing zoning designation; (Title 22 of the Marin County Code)
  - E. Result in development which conforms to the governing standards related to building height; (Title 22 of the Marin County Code)
  - F. Comply with governing development standards related to roadway construction, parking, grading, drainage, flood control and utility improvements as verified by the Department of Public Works; (Title 24 of the Marin County Code)
  - G. Not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or other services; (EQ A-14)
  - H. Minimize soil disturbance and maximize of natural vegetation; (EQ A-16 & D-3) and
- X. WHEREAS the Marin County Planning Commission finds that the proposed project, as modified, is consistent with the mandatory findings to approve the Telford Design Review (Section 22.82.040 of the Marin County Code) because:

The modified project is consistent with the required findings for approval of Design Review (Marin County Code Section 22.82.040) because the new residence and detached garage would result in height, mass, and bulk characteristics that are proportionate to the site and would provide adequate setbacks from property lines and other buildings on the subject and surrounding properties. The revised building design and refinements to the site are an overall improvement to the original design and would adequately address concerns raised by the Planning Commission at the previous hearing. These changes further integrate the development into the surrounding community without conflicting with the requirements for protection of the coastal environmental and visual resources. The revised design is also consistent with the Single-family Residential Design Guidelines. The proposed landscaping would adequately screen the structure from off-site locations, would stabilize and prevent the erosion of graded soils around the structure, and would enhance the privacy of the occupants of the subject and surrounding properties. The new residence and detached garage would minimize drainage alterations, grading and excavation, tree removal, and other adverse physical effects on the natural environment. Finally, the design of the residence and detached garage would be compatible with that of other structures in the vicinity, would respect the surrounding natural environment, would utilize colors and materials consistent with the prevailing community character, and would not diminish views from surrounding properties.

- XI. WHEREAS the Marin County Planning Commission finds that the proposed project, as modified, is consistent with the mandatory findings to approve a Coastal Permit (Section 22.56.130 of the Marin County Code) because:

**A. Water Supply:**

The North Marin Water District has reviewed the proposed project and indicated that they are able to supply water for the proposed single-family residence.

**B. Septic System Standards:**

The Marin County Department of Environmental Health Services has reviewed the proposed single-family residence and has indicated that a septic permit (Permit #05-19, issued 3/29/05) has been granted for the subject property.

**C. Grading and Excavation:**

Grading and excavation would be limited to the minimum amount necessary to accommodate the proposed single-family residence and garage. Conditions of project approval require that construction activities conform with the Department of Public Works erosion and sediment control requirements established in Section 23.08 of the Marin County Code.

**D. Archaeological Resources:**

Review of the Marin County Archaeological Sites Inventory indicates that the subject property is located within an area of high archeological sensitivity. The proposed project is not likely to disturb cultural resources because grading would be limited to foundation construction and installation of the septic system. However, a standard condition of project approval requires that, in the event such resources are encountered during grading, all work be stopped immediately and the services of a qualified consulting archaeologist be engaged to assess the value of the resources and to develop appropriate mitigation measures.

**E. Coastal Access:**

This finding is not applicable because the project is not located between the sea and the first public road or adjacent to a coastal area identified by the Local Coastal Program Unit II, where public access is desirable or feasible. During routine inspection, staff found no evidence of historic public use of this site, and found that the site is not located near any tidelands or submerged lands subject to the public trust doctrine.

**F. Housing:**

Construction of the proposed single-family residence would increase the availability of housing stock in the Inverness community.

**G. Stream Conservation Protection:**

This finding is not applicable because the project is not situated in a area subject to the streamside conservation policies as identified on the National Resources Map for Unit II of the Local Coastal Program or near any ephemeral or intermittent stream identified on the Inverness Quadrangle of the U.S. Geological Survey.

**H. Dune Protection:**

This finding is not applicable because the project site is not located in a dune protection area as identified by the Natural Resources Map for Unit II of the Local Coastal Program.

**I. Wildlife Habitat:**

A review of the California Natural Diversity Data Base, prepared by the State Department of Fish and Game, indicates that the subject property is located in the habitat area for the great egret (*Ardea alba*) and the great blue egret (*Ardea herodias*), which are classified as endangered animal species by the Federal Government. However, construction of the proposed project would not threaten the habitat areas for these bird species or remove any vegetation areas that may be used for nesting and breeding activities because the subject property is located within a residentially

and commercially developed area and because the site lacks shoreline characteristics that are preferred by these bird species.

**J. Protection of Native Plant Communities:**

This finding is not applicable because a review of the California Natural Diversity Data Base, prepared by the California Department of Fish and Game, does not identify any native plant communities on the subject property.

**K. Shoreline Protection:**

This finding is not applicable because the project site is not located adjacent to the shoreline or within a bluff erosion zone.

**L. Geologic Hazards:**

This finding is not applicable because the subject property is not located in an area of geologic hazards as indicated on Geologic Hazards map for Unit II of the Local Coastal Program, and is not located within the delineated boundaries of the San Andreas Fault zone as identified on the Alquist-Priolo special Studies Zone Map.

**M. Public Works Projects:**

This finding is not applicable because the proposed project does not entail expansion of public roads, flood control projects, or utility services.

**N. Land Division Standards:**

The subject property is a legal lot of record and no land division or property line adjustment is proposed as a part of this project.

**O. Visual Resources:**

The project is not consistent with this finding because the new residence and detached garage, as modified, would result in a structure with a height, mass, and bulk proportionately appropriate to the site and would provide adequate setbacks from property lines and other buildings on the subject and surrounding properties. Construction of the residence and detached garage would conform to a principally permitted use in the C-RSP-1.0 zoning district, which governs the subject property and would be situated solely on the subject property. The proposed landscaping would adequately screen the structure from off-site locations, would stabilize and prevent the erosion of graded soils around the structure, and would enhance the privacy of the occupants of the subject and surrounding properties. The new residence and detached garage would minimize drainage alterations, grading and excavation, tree removal, and other adverse physical effects on the natural environment. Finally, the design of the residence and detached garage would be compatible with that of other structures in the vicinity, would respect the surrounding natural environment, would utilize colors and materials consistent with the prevailing community character, and would not diminish views from surrounding properties.

**P. Recreation/ Visitor Facilities:**

This finding is not applicable because the proposed project would not provide commercial or recreational facilities, and the project site is not governed by VCR (Village Commercial, Residential) zoning regulations, which require a mixture of residential and commercial uses.

**Q. Historic Resource Preservation:**

This finding is not applicable because the subject property is not located within the historic preservation boundaries for Point Reyes as identified in the Marin County Historic Study for the Local coastal Program.

**SECTION II: ACTION**

NOW, THEREFORE BE IT RESOLVED that the Marin County Planning Commission sustains the Telford Appeal and approves the Telford Coastal Permit and Design review subject to the following conditions:

1. Plans submitted for a Building Permit shall substantially conform to plans identified as “Exhibit A,” entitled, “New Residence, 9 Vallejo Avenue, Inverness, CA,” consisting of six sheets prepared by Onju Updegrave, dated February 15, 2005, with revisions dated April 5, 2005, May 25, 2005, June 28, 2005, August 2, 2005, and September 6, 2005 and received on September 6, 2005, and on file with the Marin County Community Development Agency, except as modified by the condition listed herein.
2. Approved exterior building materials and colors shall substantially conform to the color/materials shown as notes on Exhibit A” and with the sample board which is identified as “Exhibit B,” prepared by Onju Updegrave, and on file with the Marin County Community Development Agency, except as modified below:
  - a. Siding: Cedar or Redwood Shingle (Medium to Dark Stain)
  - b. Roof: Dark Grey Asphalt Shingle
  - c. Gutters: Dark Bronze
  - d. Trim: Cedar or Redwood (Medium to Dark Stain) or Painted Dark Evergreen

All flashing, metal work, and trim shall be treated or painted an appropriately subdued, non-reflective color.
3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the site plan or other first sheet of the office and job site copies of the Building Permit plans to list these Telford Coastal Permit and Design Review conditions of approval as notes.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call-out the approved building setbacks on the Building Permit plans indicating the minimum front (north), side (east and west) and rear (south) setbacks.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit either: (1) a Statement of Conformance, signed by a certified or licensed landscape design professional confirming that the landscape design requirements of Chapter 23.10 of the Marin County Code have been met; or (2) a letter from the North Marin Water District indicating that the proposed landscaping complies with all conditions of the District’s Water Conservation Ordinance.



6. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance demonstrating that the project qualifies for a “Certified” or better rating under the Marin Green Home: New Home Green Building Residential Design Guidelines. The Building Permit shall include specifications demonstrating compliance with all construction-related measures that are used to meet the “Certified” or better rating.
7. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in Condition 1 above, the applicant shall install temporary construction fencing around the dripline of the existing trees in the vicinity of any area of grading, construction, material storage, soil stockpiling, or other construction activity. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency.
8. BEFORE FOUNDATION INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper certification conduct a survey of the front and side property lines and install property line markers that can be readily verified by the Building and Safety Inspection staff to verify building setbacks and submit a written (stamped) confirmation to the Planning Division confirming that the staking of the property lines has been properly completed. In addition, it is recommended that the required setback lines be clearly marked by stakes similar to batter boards that are installed at the foundation corners. The requirement for new survey markers may be waived if proper survey markers already exist at the site and can be used by the Building and Safety Inspection staff to definitely measure building setbacks.
9. BEFORE APPROVAL OF THE FRAMING INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper certification submit a written (stamped) building height survey confirming that the building conforms to the roof ridge elevations that are shown on the approved Building Permit plans, based on a benchmark that is noted on the plans. Alternatively, the applicant may install a story stud that clearly indicates the maximum building height through height increments that are marked on the stud and preapproved by the Building and Safety Inspection staff before installation or request that the Building and Safety Inspection staff measure the plate heights for conformance with the approved plans.
10. BEFORE FINAL INSPECTION, the applicant shall install all landscaping and an automatic drip irrigation system in accordance with the approved landscape plan. The applicant shall call for a Community Development Agency staff inspection of the landscaping at least five working days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection and imposition of hourly fees for subsequent reinspections.
11. BEFORE FINAL INSPECTION, the applicant shall submit a Statement of Completion, signed by a certified or licensed landscape design professional, verifying that all approved and required landscaping has been installed in accordance with the approved landscape plan and Chapter 23.10 of the Marin County Code, where applicable.
12. Exterior lighting shall be located and/or shielded so as not to cast glare on nearby properties.
13. If archaeological, historic, or prehistoric resources are discovered during construction, construction activities shall cease, and the Community Development Agency staff shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may occur in compliance with State and Federal law. A

registered archeologist, chosen by the County and paid for by the applicant, shall assess the site and shall submit a written report to the Community Development Agency staff advancing appropriate mitigations to protect the resources discovered. No work at the site may recommence without approval of the Community Development Agency staff. All future development of the site must be consistent with findings and recommendations of the archaeological report as approved by the Community Development Agency staff. If the report identifies significant resources, amendment of the permit may be required to implement mitigations to protect resources. Additionally, the identification and subsequent disturbance of an Indian midden requires the issuance of an excavation permit by the Department of Public Works in compliance with Chapter 5.32 (Excavating Indian Middens) of the County Code.

14. All construction activities shall comply with the following standards:
  - a. Except for such non-noise generating activities, including but not limited to, painting, sanding, and sweeping, construction activity is only permitted between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday, and 9:00 a.m. and 4:00 p.m. on Saturday. No construction shall be permitted on Sundays or the following holidays (New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving, Christmas). If the holiday falls on a weekend, the prohibition on noise-generating construction activities shall apply to the ensuing weekday during which the holiday is observed. At the applicant's request, the Community Development Agency staff may administratively authorize minor modifications to these hours of construction.
  - b. It shall be the responsibility of the applicant to ensure that all construction materials and equipment are stored on-site (or secured at an approved off-site location) and that all contractor vehicles are parked in such a manner as to permit safe passage for vehicular, pedestrian, and bicycle traffic at all times.
15. All utility connections and extensions (including but not limited to electric, communication, and cable television lines) serving the development shall be undergrounded from the nearest overhead pole from the property, where feasible as determined by the Community Development Agency staff.
16. Any changes or additions to the project shall be submitted to the Community Development Agency in writing for review and approval before the contemplated modifications may be initiated. Construction involving modifications that do not substantially comply with the approval, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications are obtained by the applicant.

Marin County Community Development Agency—Environmental Health Services Division

17. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall complete and submit a ***minor design change*** for the septic permit issued March 24, 2005. The ***minor design change*** shall reflect the re-siting of the residence and waste water tanks, as shown in the modified project identified in Condition 1 above.

Marin County Department of Public Works—Land Use and Water Resources Division

18. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit the following detail on the Building Permit plans:

- a. An erosion and siltation plan shall be submitted.
  - b. The building permit plans must be reviewed and approved by the soils engineer. Certification shall be by the engineer's signature and stamp on the plans or by signed and stamped letter.
  - c. Signed and stamped engineer's calculations for site/driveway retaining walls shall be submitted.
  - d. No part of any structure, including garage eaves or trellis, shall encroach within county right-of-way. Clearly show limits of eaves and foundation on site plans.
  - e. Drain shall discharge along property frontage.
19. BEFORE ISSUANCE OF A BUILDING PERMIT, the front property boundary shall be surveyed and property line markers installed.
20. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit an Encroachment Permit application, subject for review and approval by the Road Commissioner, for any work within the public road right-of-way.

Marin County Fire Department

21. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall provide confirmation to the Planning Division that the Fire Marshal has approved the Vegetation Management/Defensible Space Plan and that the project complies with all applicable fire safety requirements.
22. BEFORE FRAMING INSPECTION, the applicant shall provide confirmation to the Planning Division from the Fire Marshal confirming that the Vegetation Management /Defensible Space Plan has been implemented and that the fire suppression water supply is in place.
23. BEFORE FINAL INSPECTION, the applicant shall provide confirmation from the Fire Marshal that all requirements of the Marin County Fire Department have been met.

North Marin Water District

24. BEFORE FINAL INSPECTION, the applicant shall submit confirmation from the District that all requirements of the District have been satisfied.

**SECTION III: APPEAL**

NOW, THEREFORE BE IT FURTHER RESOLVED that this decision is final unless appealed to the Marin County Board of Supervisors. A Petition for Appeal and a \$700.00 filing fee must be submitted in the Community Development Agency - Planning Division, Room 308, Civic Center, San Rafael, no later than **4:00 p.m. on October 2, 2005.**

#### **IV: VOTE**

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin, State of California, on the 26th day of September, 2005, by the following vote to wit:

AYES:

NOES:

ABSENT:

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STEVE THOMPSON, CHAIR  
MARIN COUNTY PLANNING COMMISSION

Attest:

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Kim Shine  
Recording Secretary