

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. _____

A RESOLUTION APPROVING THE BOLINAS COMMUNITY LAND TRUST (BCLT)
COASTAL PERMIT AND USE PERMIT (P2989)
183 SUNSET WAY, MUIR BEACH
ASSESSOR'S PARCEL: 199-235-66

SECTION I: FINDINGS

1. WHEREAS, the applicant, Michael Heacock Architects, requests Coastal Permit and Use Permit approval to construct a new, 2,160-square-foot single family residence, a 369-square-foot detached accessory structure (storage area located below a proposed garage) and associated septic system on a vacant lot in Muir Beach. The 2,959 square feet of development would result in a 13.77-percent floor area ratio on the 18,372 square foot lot. The residence would reach a maximum height of 25 feet and the detached accessory structure, the storage area proposed below a garage, would reach a maximum height of 12 feet as measured from surrounding grade. The structures would maintain the following setbacks: (1) single family residence-41 feet from the north, front property line; over 100 feet from the south, rear property line, and 10 feet from the east, side and west side property lines; and (2) detached accessory structure-3 feet from the north, front property line; over 100 feet from the south; rear property line, 6 feet from the east, side property lines; and 14 feet from the west, side property line. A total of 13 trees would be removed with the project, of which 8 are in poor health. The project site is further identified as APN 199-235-66.

2. WHEREAS, on May 27, 2021, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. WHEREAS, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the CEQA Guidelines because it involves the construction of a new, single-family residence in an area zoned for residential development that would not result in impacts to sensitive resources

4. WHEREAS, the project is consistent with the goals and policies of the Marin Countywide Plan for the following reasons:

A. While 12 trees would be removed with the project, the southern portion of the site contains several large trees that would remain intact with the project and the majority of the site would remain vegetated with the project. Therefore, the project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.

B. The applicant provided a Biological Site Assessment prepared by Huffman Broadway Group and dated October 29, 2019, that describes the biological conditions of the project site and assesses the potential for the presence of special-status species and associated habitats. The assessment states that while a search of the California Natural Diversity Database (CNDDB) indicates the potential for special-status plant species to occur on the

site, a site visit performed by a biologist confirmed that habitat conditions to support such species are not present on the site where project improvements are proposed.

With regard to animal species, a search of the CNDDDB indicates the potential for the following aquatic species to occur on the site: (1) coho salmon; (2) steelhead trout; (3) California red-legged frog; and (4) western pond turtle. The assessment concluded that due to the distance of the site from aquatic habitats such as Redwood Creek (over 500 feet from the site), the project site does not contain habitat suitable for these aquatic species.

The Biological Assessment also identifies the following species with the potential to occur on the project site as listed in the CNDDDB: (1) monarch butterfly; and (2) northern spotted owl. Monarch butterfly roost sites are located in wind-protected tree groves close to nectar and water sources. The Biological Assessment concluded that the site is not suitable for overwintering monarch butterfly habitat due to the lack of wind protection and nectar sources. The nearest northern spotted owl activity center is nearly 2 miles from the project site. Construction activities associated with the project are not expected to affect the owl activity center as the site is located over 0.25 miles from the activity center.

Based on the findings of the Biological Assessment, the project would not result in significant adverse effects to special status species and is therefore consistent with the CWP special-status species protection policy (BIO-2.2).

- C. The Biological Assessment prepared for the project states that no wetlands or streams are present on the project site. Therefore, the project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. As indicated above, there are no wetland or streams present on the project site. Therefore, the project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas (SCA) or Wetland Conservation Areas (WCA).
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3). The applicant has provided a Storm Water Pollution and Prevention Plan (SWPPP) for the project prepared in accordance with the Bay Area Storm Water Management Agency Association (BASMAA) requirements. The plan includes details regarding the capture of project-related storm water and run off. The County's Department of Public Works (DPW) will review more detailed construction plans prior to the issuance of a building permit for the project. In addition, the building permit issued for the project will require the implementation of best management practices during construction.
- F. The applicant has provided two geotechnical reports for the project. The reports state that there are no active faults that traverse the project site. The report also indicates that the potential for ground surface rupture on site is low. The report recommends and the County would require that the project be constructed in accordance with current earthquake resistance standards. As such, the project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be

constructed in conformance with County earthquake standards, as verified during review of the Building Permit application.

- G.** The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- H.** The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.
- I.** The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

5. WHEREAS, the project is consistent with Muir Beach Community Plan, as discussed below.

The project is within the Muir Beach Community Plan area and is consistent with the plan's provisions including the use of a septic system that would be designed and constructed in accordance with requirements, and the project would be in keeping with the "small residential character" of the community.

6. WHEREAS, the project is consistent with the mandatory findings for Coastal Permit approval (Marin County Code Section 22.56.130I).

A. Water Supply.

The site is currently served by the Muir Beach Community Services District and would continue to be served by the District with the project.

B. Septic System Standards.

The proposed project would involve the construction of a new septic system. On January 14, 2021, the County's Department of Environmental Health Services (EHS) reviewed the project and found the proposed septic system "acceptable" as proposed.

C. Grading and Excavation.

It is estimated that the project would require the excavation of 400 cubic yards of material and would result in the placement of 5 cubic yards of material. A total of 395 cubic yards of excavated material would be hauled off-site for disposal. Grading activities would be the minimum necessary to construct the proposed project in accordance with relevant building codes and regulations. The applicant has provided a Construction Management Plan that indicates that all grading would conform to DPW requirements. As described above, the applicant has prepared a SWPPP that provides for the use of straw wattles during construction that would protect soils that have been exposed during grading activities. Prior to the issuance of a building permit for the project, review and approval of a grading plan will be required by the Department of Public Works.

D. Archaeological Resources

A review of the Marin County Archaeological Sites Inventory indicates that the site is located within a “High Sensitivity” archeological area. Pursuant to Marin County Development Code Article V and Section 22.20.040, in the event that archeological or historical resources are discovered during construction, construction activities shall cease and the County shall be notified so 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 regulations.

E. Coastal Access.

The project site is located between the sea and the first public road, where public access is desirable. However due to the steepness of the project site public access is not feasible and would potentially be unsafe for users.

F. Housing.

The project would have no impact upon the availability of the affordable housing stock within the Muir Beach community because it does not involve removing any existing housing.

G. Stream and Wetland Resource Protection.

There are no streams or wetlands on the project site.

H. Dune Protection.

There are no natural dunes in the project area.

I. Wildlife Habitat Protection.

The project site is not identified on the adopted natural resource map for the area.

As discussed above, the biological assessment prepared by Huffman-Broadway Group determined that the proposed project would not have an adverse effect on special-status species.

J. Protection of Native Plant Communities.

The portion of the site that would be developed is characterized by non-native, disturbance-adapted vegetation. A significant number of nonindigenous, invasive plant species that would threaten the preservation or establishment of native plant species are not present on the project site.

K. Shoreline Protection.

The 2020 Geotechnical Report prepared for the project establishes a bluff retreat rate of 6 inches per year for the site based on current and interpreted rates of historical bluff retreat. Based on a 100-year structure life, the report recommends a minimum of a 50-

foot setback from the edge of the bluff. The structure would be located 81 feet from the bluff edge, more than 31 feet in excess of the minimum setback recommended in the geotechnical report.

L. Geologic Hazardous Area.

As described in the geotechnical investigations prepared for the project, there are no known active faults that cross the project site. The Marin County Community Development Agency- Building and Safety Division will require seismic compliance with the California Building Code prior to issuance of a project building permit. Special condition of project approval III-2-a has been included which requires the applicant to execute and record a waiver of public liability for the project.

M. Public Works Projects.

The proposed project will not affect existing or proposed local public works projects in the area. The project site is located along an existing road, and would not entail the expansion of a public road, flood control project or utility services.

N. Land Division Standards.

No land division or property line adjustment is proposed as part of this project.

O. Visual Resources and Community Character.

The project would not exceed the 25-foot maximum height limit for primary structures and 15 feet for detached accessory structures. The primary structure would be located outside of required setbacks and landscaping is proposed that would soften views of the development while not detracting from the nature feel of the site and overall neighborhood. The project has been sited to follow the natural contours of the site and exterior materials such as wood siding and earthen, dark colored roofing would be used to ensure the development harmonizes with the overall environment.

The proposed project would not impair or obstruct coastal views from Highway One or Panoramic Highway.

P. Recreational/Commercial/Visitor Facilities.

The site is not located within a C-VCR zoning district.

Q. Historic Resource Preservation.

The subject property is not located within a designated historic preservation boundary and the proposed project does not entail alterations to a structure that was constructed prior to 1930.

7. WHEREAS, the project is consistent with the mandatory findings for Use Permit approval (Marin County Code Section 22.88.020(3)l).

The establishment, maintenance or conducting of the use will not, under the particular case, be detrimental to the health, safety, morals, comfort, convenience or welfare of persons residing or working in the neighborhood of such use and will not, under the circumstances of the particular case be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The detached accessory structure proposed with the project consists of a garage and a storage area. Because the garage portion of the structure is consistent with Marin County Interim Zoning Code Sections 22.72.055I and 22.70.060I for parking structures, discretionary approval for the garage portion of the structure is not required. However, because the storage portion of the structure is located within a required front and side setback, Use Permit approval is required to allow this portion of the structure in the proposed location.

The storage area would be located below the portion of the garage used for parking and would not be visible from Sunset Way. By enclosing the space beneath the garage, a more attractive profile of the structure would be provided and a potential fire hazard would be prevented. Due to the location and design of the storage area, the project would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Planning Commission and is subject to the conditions of project approval.

This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Planning Commission hereby approves the Groneman Coastal Permit and Use Permit subject to the conditions as specified below:

CDA-Planning Division

1. This Coastal Permit and Use Permit approval authorizes the construction of a new, 2,160-square-foot single family residence, a 369-square-foot detached accessory structure (storage area located below a proposed garage) and associated septic system on a vacant lot in Muir Beach. The 2,959 square feet of development shall result in a 13.77-percent floor area ratio on the 18,372 square foot lot. The residence shall reach a maximum height of 25 feet and the portion of the detached accessory structure where the storage area is located shall reach a maximum height of 12 feet as measured from surrounding grade. The structures shall maintain the following setbacks: (1) single family residence-41 feet from the north, front property line; over 100 feet from the south, rear property line, and 10 feet from the east, side and west side property lines; and (2) detached accessory structure-3 feet from the north, front property line;

over 100 feet from the south; rear property line, 6 feet from the east, side property lines; and 14 feet from the west, side property line. A total of 13 trees shall be removed with the project, of which 8 are in poor health.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Groneman Residence" consisting of 13 sheets and prepared by Michael Heacock Architects., received in final form on March 5, 2021, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

a. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2021" with respect to all of the standard conditions of approval as well as the following special conditions: 2, 3, and 4.

SECTION IV: VESTING

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within two years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

SECTION V: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and the required fee must be mailed to the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, and postmarked no later than five business days from the date of this decision (June 3, 2021).

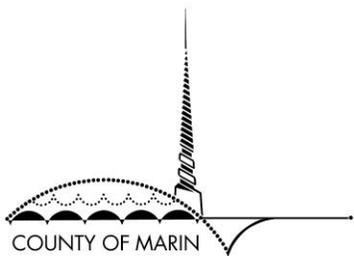
SECTION VI: ADOPTION

ADOPTED at a regular meeting of the Planning Commission of the County of Marin, State of California, on the 27th of May 2021.

IMMANUEL BEREKET
DEPUTY ZONING ADMINISTRATOR

Attest:

Michele Reed
Deputy Zoning Administrator Secretary



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

2021

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.
3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. 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 distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A

report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.
17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and

compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

**INTERDEPARTMENTAL TRANSMITTAL
MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES
ROOM 236, 473-6907**

DATE:	January 14, 2021	TYPE OF DOCUMENT
TO:	Michelle Leveson, Senior Planner	DESIGN REVIEW
FROM:	Gwendolyn Baert, Senior REHS	LAND DIVISION
RE:	Groneman Coastal and Use Permit Project ID P2989	<input checked="" type="checkbox"/> USE PERMIT VARIANCE
AP#:	199-235-66	MASTER PLAN
ADDRESS:	183 Sunset Way, Muir Beach	<input checked="" type="checkbox"/> COASTAL PERMIT LOT LINE ADJ. OTHER

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

WATER	<input checked="" type="checkbox"/> SEWAGE	SOLID WASTE
POOLS	HOUSING	FOOD ESTABLISHMENT

THIS APPLICATION IS FOUND TO BE:

FIND IT COMPLETE.

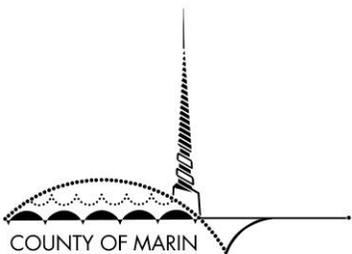
FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.

FIND IT ACCEPTABLE AS PRESENTED, WITH THE FOLLOWING CONDITIONS.

RECOMMEND DENIAL FOR THE REASONS LISTED BELOW.

The applicant has submitted a set of septic plans that demonstrate the viability of a 3-bedroom design. The plans appear acceptable with the following conditions:

- The two lots will need to be merged, the house and the septic system must be on the same lot.
- Prior to building permit approval, the plans for grading and drainage will need to be reviewed and approved by EHS.
- Prior to building permit approval, the plans for the stabilization walls below the septic system will need to be reviewed and approved by EHS. These walls are recommended by the project geologist as a means of stabilizing the site and are required as approval of the septic system.



FILING REQUESTED BY AND
WHEN FILED RETURN TO:

**Marin County Community Development Agency
Planning Division
3501 Civic Center Drive, #308
San Rafael, CA 94903**

Attn: Don Allee

NOTICE OF EXEMPTION
Marin County
Environmental Planning and Review

May 19, 2021

- 1. Project Name:** Groneman Coastal Permit and Use Permit
- 2. Project Location:** 183 Sunset Way, Muir Beach (APN 199-235-66)
P2989
- 3. Project Summary:**

Construct a new, single family residence, detached accessory structure and a new septic system.
- 4. Public Agency Approving Project:** Community Development Agency
- 5. Project Sponsor:** Michael Heacock
- 6. CEQA Exemption Status:** CEQA Guidelines section 15303, Class 3
- 7. Reasons for Exemption:**

The proposed project involves the construction of a new, single-family residence in an area zoned for residential development and developed with other single-family residences. The proposed project would not result in a significant effect on the environment.

Project Planner:

Michelle Levenson

Michelle Levenson
Senior Planner

Reviewed by:

Rachel Reid

Rachel Reid
Environmental Planning Manager



183 Sunset Way, Muir Beach

gabrielmontana@mac.com
<gabrielmontana@mac.com>

Tue 4/20/2021 9:48 AM

To: Levenson, Michelle
<MLEvenson@marincounty.org>
Cc: lora Gale <loragale@icloud.com>

Hello Michelle. I'm the owner and resident of 210 Sunset Way in Muir Beach. I've had an opportunity to review the plans and view the story poles for Groneman project at 183 Sunset, and we are in full support of their efforts to build a home at this location. The overall design and layout are supportive and respectful of the established style and home size in our neighborhood, and we're happy to see the land used to house a local family with deep roots in our community.

Best,

Gabriel Leis and Lora Gale