



**STAFF REPORT TO THE MARIN COUNTY  
DEPUTY ZONING ADMINISTRATOR**  
Groneman Coastal Permit and Use Permit

**Recommendation:** Approve as conditioned  
**Hearing Date:** May 27, 2021

Application No(s):	P2989	Owner(s):	Eric and Madeline Groneman
Agenda Item:	2	Assessor's Parcel No(s):	199-235-66
Last Date for Action:	June 21, 2021	Property Address:	183 Sunset Way, Muir Beach
		Project Planner:	Michelle Levenson
		Signature:	
Countywide Plan Designation:		C-SF5 (Coastal, Single family, 2-5 units per acre)	
County Zoning:		C-RA-B2 (Coastal, residential)	
Community Plan:		Muir Beach	
Environmental Determination:		Categorically exempt, CEQA Guidelines Section 15303, Class 3	

**PROJECT SUMMARY**

The applicant requests Coastal Permit and Use Permit approval to construct a new, 2,160-square-foot single family residence, a 369-square-foot portion of a detached accessory structure (storage area beneath) 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.

A Use Permit is required because the project proposes a detached accessory structure in a required setback for the respective zoning district (Marin County Interim Zoning Code Sections 2272.050I and 22.70.030I). A Coastal Permit is required because the project involves a new septic system and requires a Use Permit (Marin County Interim Zoning Code Section 22.56.040I).

## **PROJECT SETTING**

Characteristics of the site and surrounding area are summarized below:

- Lot Area: 18,372 square feet
- Adjacent Land Uses: Residential uses to the north, east and west, and the Pacific Ocean to the south.
- Topography and Slope: The site is undeveloped and steeply sloped with an average overall slope of 62-percent.
- Existing Vegetation: The site contains non-native grasses and shrubs as well as several trees including Monterey cypress and pine.
- Environmental Hazards: High fire risk, high fire hazard severity zone, urban wildland interface area (northern portion of site), few landslides

The site is vacant and slopes steeply downward from Sunset Way to the south and towards the beach below. The site is vegetated with non-native trees and other shrubs, and groundcover. The site tree canopy consists of predominately Monterey cypress and Monterey Pine along with several blackwood acacia and eucalyptus species.

## **BACKGROUND**

On December 18, 2020, the applicant submitted a Coastal Permit and Use Permit application. Shortly thereafter, the County created a website for the project and prepared an "Interagency Referral of Planning Application" requesting that agencies with regulatory authority over the project provide comments by July 20, 2021. The County's Department of Public Works (DPW) and Environmental Health Services (EHS) provided comments on the project.

On January 17, 2021, staff deemed the application "incomplete" and requested additional information from the applicant within 60 days of the date of the incompleteness determination. On April 22, 2021, staff deemed the application "complete" and shortly thereafter a public notice was sent to property owners within 625 feet of the project site.

The applicant has provided several technical studies and reports regarding the project as follows:

- (1) Biological Site Assessment, prepared by Huffman-Broadway Group, dated October 29, 2019, documenting the biological conditions of the project site and assessing whether the project may have the potential to affect special-status plants and wildlife; and
- (2) Geotechnical Investigation, prepared by Miller Pacific Engineering Group, dated August 20, 2020, documenting the geotechnical conditions of the site including a summary of subsurface exploration and laboratory testing, recommendations for site preparation and grading, and recommendations for site structures including foundations and retaining walls.
- (3) Geologic and Geotechnical Feasibility Evaluation, prepared by Miller Pacific Engineering Group, dated October 29, 2019, documenting the geotechnical conditions of the site including a geologic hazards evaluation, ground surface fault rupture evaluation, the potential for erosion and scour, land-sliding and slope instability, and the potential for seismicity hazards, as well as recommendations for project foundations, driveway surfacing and earthwork.

## **RECOMMENDATION**

Staff recommends the Planning Commission review the administrative record, conduct a public hearing, and approve, as conditioned, the Groneman Coastal Permit and Use Permit, based on the findings and subject to the conditions contained in the attached resolution.

### Attachments:

1. Recommended resolution
2. 2021 Marin County Uniformly Applied Conditions
3. Agency comments
4. CEQA exemption
5. Public Comments
6. Project plans