



**NOTICE AND REFERRAL OF PLANNING APPLICATION**  
Inverness Paradise LLC Coastal Permit and Design Review  
Project ID P2090

The Marin County Planning Division is requesting that organizations and individuals interested in the Inverness Paradise LLC Coastal Permit and Design Review provide us with written comments on the project by Thursday, May 23, 2019. The applicant for the project is Chris Lesnett of Studio Urbis, and the property is located at 2 Pine Hill Drive in Inverness, further identified as Assessor's Parcel 112-321-18.

The applicant requests Coastal Permit and Design Review approval to construct a new 2,698 square foot single-family residence consisting of two structures connected by an enclosed porch, new alternative septic system, and new decomposed granite driveway on a vacant lot in Inverness. The two structures include a one-story, 670 square foot "South Barn" with an attached 270 square foot carport; and a two-story, 1,454 square foot "North Barn". The 304 square feet porch connecting the two structures is enclosed with sliding polycarbonate screen doors. The proposed development would result in a total building area of 4,192 square feet and a floor area of 2,428 square feet, resulting in a floor area ratio of 3.7 percent on the 65,488 square foot lot. The South Barn would reach a maximum height of 15 feet 2 ½ inches above surrounding grade and the exterior walls would have the following setbacks: 20 feet from the south front property line and 6 feet from the west side property line. The North Barn would reach a maximum height of 24 feet 10 inches from surrounding grade and the exterior walls would have a setback of 110 feet 10 inches from the north front property line.

Various site improvements include two concrete retaining walls. The retaining wall along the South Barn driveway would reach a maximum height of 4.1 feet above grade, while the retaining wall for the terrace area located east of the South Barn would have a maximum height of 4 feet from grade. A propane tank would be located east of the proposed residence near the south property line.

Fifteen trees are proposed for removal including three Monterey Pines, five Live Oak, two Madrone, two Bishop Pine, one Tanoak, and two Bay tree clusters. Five of the most fire prone trees in the project area -- all pines over 30" in caliper -- are to be removed per arborist recommendation or because they stand within the proposed building footprint.

The exterior building materials proposed to be utilized in construction of the new residence include WUI compliant cedar siding, Corten Corrugated steel roofing, and aluminum windows and doors.

Coastal Permit approval is required pursuant to interim Marin County Code Section 22.56.055i because the project entails the construction of a structure and site improvements located in a Coastal zoning district. Design Review approval is required pursuant to interim Marin County Code Section 22.82i because the project site is located in a planned zoning district.

For more information about the Inverness Paradise LLC Coastal Permit and Design Review, please visit the Planning Division's website at:  
<https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marin/inverness->

paradise-llc\_cp\_dr\_p2090\_in (or by searching for "Inverness Paradise LLC"). Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates. Hard copies of all of the application materials, including project plans and any technical reports, are available at the Planning Division's public service counter, which is normally open from 8 AM until 4 PM, Mondays through Thursdays.

May 2, 2019

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