

Marin County Deputy Zoning Administrator
Regular Meeting
Thursday, October 24, 2019 - 10:00 A.M.

The public hearing began at 10:00 a.m.

1. LEAHY GAUNT FAMILY TRUST COASTAL PERMIT AND DESIGN REVIEW (PROJECT I.D. P2356) AND CEQA EXEMPTION Planner: Sabrina Sihakom
The project is located at Vacant Parcels along Vision Road, Inverness, further identified as Assessor's Parcel 112-141-03 & -04.

In response to a question from the Deputy Zoning Administrator (DZA), Sabrina Sihakom, staff, said that no additional correspondence had been received.

The DZA opened and closed the public hearing with no one to comment.

The DZA spoke about the project and her site visit.

The Deputy Zoning Administrator adopted the revised Resolution and approved the Leahy Gaunt Family Trust Coastal Permit and Design Review.

The following Condition was revised below:

- to add a condition for no tree removal during nesting season.

The DZA added language to Finding F, letter (i) at the hearing.

The Deputy Zoning Administrator informed all parties of interest that this action may be appealed to the Marin County Planning Commission within five (5) business days (November 4, 2019).

Recess break at 10:09 a.m.

Re-Convened at 10:13 a.m.

2. BASSETT COASTAL PERMIT (PROJECT I.D. P2459) AND CEQA EXEMPTION Planner: Manny Bereket
The project is located at 190 Ocean Parkway, Bolinas, further identified as Assessor's Parcel 192-231-03.

The Deputy Zoning Administrator (Christine Gimmler) mentioned she had received one email since the staff report was distributed which expresses support for the proposed project. In response to the DZA, staff said that no additional emails had been received this morning before the hearing.

The DZA opened and closed the hearing with no one to comment.

The DZA spoke about the project, and responded to a letter submitted by the California Coastal Commission, noting that she finds the project to be consistent with LCP policies as follows:

- The existing residence on the subject property is in danger of erosion due to its close proximity to an active slide area (within the 15-meter margin of safety recommended by Unit 1 Shoreline Protection and Hazard Area Policy 1)
- The proposed project is consistent with policies which encourage property owners to take proactive measures to address hazards prior to emergency conditions (Unit 1 Shoreline Protection and Hazard Area Policy 8)
- Denial of the project could expose the County to liability if damage to the residence were to occur at a later date as a result of bluff erosion.

The Deputy Zoning Administrator adopted the Resolution and approved the Bassett Coastal Permit.

The Deputy Zoning Administrator informed all parties of interest that this action may be appealed to the Marin County Planning Commission within five (5) business days (November 4, 2019).

The DZA adjourned the hearing at 10:20 a.m.