

NOTICE OF MARIN COUNTY DEPUTY ZONING ADMINISTRATOR HEARING
Muir Beach Community Services District Coastal Permit, Use Permit and Variance
Project ID 3040

NOTICE IS HEREBY GIVEN that the Marin County Deputy Zoning Administrator (DZA) will consider issuing a decision on the Muir Beach Community Services District Coastal Permit, Use Permit and Variance during a public hearing scheduled on **Thursday, July 1, 2021**. The applicant for the project is the Muir Beach Community Services District, and the property is located on a developed lot (intersection of Muir Beach Overlook and Seascape Drive) in Muir Beach, further identified as Assessor's Parcel No. 199-262-11.

The applicant requests Coastal Permit, Use Permit and Variance approval to construct a new, 2,517-square-foot fire station on a developed lot in Muir Beach. The 2,517 square feet of development would result in a 15.3-percent floor area ratio on the 16,394 square foot lot. The structure would reach a maximum height of 26.33 feet as measured from surrounding grade and the exterior walls of the structure would maintain the following setbacks: 33 feet, 3 inches from the north, front property line; 36 feet from the south, rear property line, 42 feet, 7 inches from the east, side property line and 15 feet from the west, side property line. Other site improvements include the construction of retaining walls, a driveway and the removal of 7 trees.

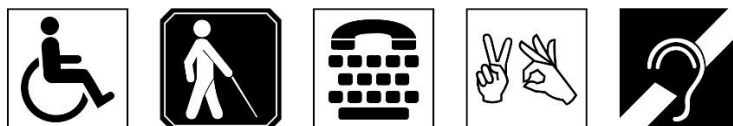
Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates. For more information about the DZA hearing, please visit the Planning Division's DZA hearings webpage at: <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/dza>.

The DZA hearing on the application will be held in the Marin County Hearing Chambers (Rooms 328/330, Administration Building), Civic Center, San Rafael, California. However, due to the Marin County Health Officer's Shelter Order, the public cannot physically attend the hearing. Audio of the hearing will be provided live, and a link to the audio broadcast is available on the DZA hearings webpage. You will be able to submit comments beginning at the start of the hearing by following the comment link provided on the DZA hearings webpage. Your comments will be read aloud during the public testimony portion of the hearing on a specific agenda item. If you wish to comment on this project during the DZA hearing, please visit the Planning Division's DZA hearings webpage at: <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/dza>.

DZA hearings normally begin at 10:00 AM, but a more precise time will be indicated on the hearing agenda posted on the DZA hearings webpage one week before the hearing. A staff report will be available on the project webpage and the DZA hearing webpage on May 21, 2021. The decision on this application is appealable to the Planning Commission. In addition, this project is appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

June 10, 2021

Michelle Levenson
Senior Planner



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.