



**STAFF REPORT TO THE MARIN COUNTY  
DEPUTY ZONING ADMINISTRATOR**  
Muir Beach Community Services District (MBCSD)  
Coastal Permit, Use Permit and Variance

**Recommendation:**            **Approve with conditions**  
**Hearing Date:**                **July 1, 2021**

Application No(s):	P3040	Applicant:	Muir Beach Community Services District
Agenda Item:	1	Owner:	Muir Beach Community Services District
Last Date for Action:	07/18/21	Assessor's Parcel No(s):	199-262-11
		Property Address:	Intersection of Muir Beach Overlook and Seascape Drive, Muir Beach
		Project Planner:	Michelle Levenson
		Signature:	<i>Michelle Levenson</i>
Countywide Plan Designation:		C-SF3 (Coastal, Single-family, 1 unit 1-5 acres)	
Community Plan Area:		Muir Beach Plan Area	
Zoning District:		C-RA-B4 (Coastal, Residential Agricultural)	
Environmental Determination:		Exempt per CEQA Guidelines Section 15303 Class 3	

**PROJECT SUMMARY**

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 22.83 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.

The following approvals are required for the project: (1) Use Permit approval is required because the development proposes a public service use in the C-RA-B4 zoning district (Marin County Interim Zoning Code Section 22.88.010.2(I)); (2) Variance approval is required because the project proposes improvements in a required setback (Marin County Interim Zoning Code Section 22.86.010(I)); and (3) Coastal Permit approval is required because the project involves the installation of a septic system and a Use Permit and Variance (Marin County Interim Zoning

Code Section 22.56.055(I)) and Marin County Interim Zoning Code Section 22.42.020(I) respectively).

## **PROJECT SETTING**

Characteristics of the site and surrounding area are summarized below:

Lot Area: 16,349 square feet

Adjacent Land Uses: Residential uses to the north and east, the Pacific Ocean to the south and a public access overlook (Muir Beach Overlook) to the west

Topography and Slope: The site is moderately sloped with an average slope of 17 percent

Existing Vegetation: Woody and ornamental vegetation Monterey cypress tree species

Environmental Hazards: High fire risk area, high fire hazard severity zone, wildland urban interface (WUI), "mostly" landslide hazard zone

## **BACKGROUND**

The project site is located adjacent to and east of the Muir Beach Overlook. The site is currently developed with one water storage tank that provides water for the lower and upper Muir Beach area. In 2010, the County authorized the construction of a water tank (200,000-gallon capacity, 24.2 feet in height) (County of Marin Coastal Permit CP-10-32, Variance VR-10) that replaced a smaller water tank. The proposed fire station would be located on the portion of the site that was previously occupied by the smaller water tank and that currently contains a concrete pad. The proposed fire station would be used by the Muir Beach Volunteer Fire Department which is currently housed in an old, small barn structure that has exceeded its design life. The department provides volunteer fire protection services to the Muir Beach community.

The site contains predominately ornamental landscaping including several Monterey cypress trees that were planted in 2010 as part of the construction of the larger water tank. The County's database indicates that there are no known occurrences of special status species or special status species habitat on the project site or nearby vicinity.

The applicant has provided a Geotechnical Report, dated November 17, 2019 and prepared by Miller Pacific Engineering, evaluating geotechnical conditions of the site.

## **RECOMMENDATION**

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and approve the Muir Beach Community Services District (MBCSD) Coastal Permit, Use Permit and Variance.

Attachments:

1. Recommended resolution
2. Project plans
3. CEQA exemption
4. Interdepartmental transmittal, Environmental Health Services, dated May 13, 2021
5. Planning application review, Department of Public Works, dated May 20, 2021
6. 2021 County of Marin Uniformly Applied Conditions