MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION
Watters & Redfield Variance

Decision: Approved
Date: October 24, 2022

Project ID No: P3569
Applicant(s): Andrew Davis

Owner(s): Jason V. Watters & Shay-Ann Redfield

Assessor's Parcel No(s): 169-222-08
Property Address: 49 Sylvestris Dr., San Geronimo

Project Planner: Erin Yattaw
415-473-3535 eyattaw@marincounty.org

Signature: [Signature]

Countywide Plan Designation: SF4 (Rural/Residential)
Community Plan Area: San Geronimo Valley
Zoning District: R1-B3 (Residential Single-Family, minimum lot size 20,000 square feet)
Environmental Determination: CEQA Guidelines Section 15301, Class 1

PROJECT SUMMARY

The applicant requests Variance approval to convert an existing garage to a 447 square foot addition and to construct new cantilevered decks with a pergola structure and exterior stairs on a developed lot in San Geronimo. The 447 square feet of proposed floor area would result in a floor area ratio of 14 percent on the 17,160 square foot lot. The proposed improvements would reach a maximum height of 22 feet above surrounding grade and the exterior walls would have the following setbacks: 4 feet from the roadway easement located near the southern front property line; 35 feet, 2 13/16 inches from the western side property line; 33 feet, 11 1/8 inches from the eastern side property line; over 77 feet, 10 3/8 inches from the northern rear property line. Various site improvements would also be entailed in the proposed development, including interior remodel, new corten retaining wall, an outdoor kitchen, and a free-standing wall at parking.

Variance approval is required pursuant to Marin County Code Section, 22.54.020 because the project entails constructing new decks, stairs, and an addition to a single-family dwelling within the required setbacks.
**KEY ISSUES**

The proposed garage conversion would be considered an addition as it would be converting existing building area into floor area. The existing garage currently encroaches into the required front yard setback taken from the edge of a nearby 40-foot roadway easement that enables access to the neighboring property located to the east. Therefore, new floor area is proposed within the required front yard setback due to the proposed addition. However, the building area of the existing garage is not proposed to change. A new deck expansion is proposed at the rear of the property towards the west and an exterior staircase from the deck area into the rear yard is also proposed towards the west. The majority of the existing residence encroaches into the required southern front and eastern side yard setbacks.

**COUNTYWIDE PLAN CONSISTENCY**

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.

B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.

C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.

D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.

E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.

F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.

G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.

H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.
I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

COMMUNITY PLAN CONSISTENCY

San Geronimo Valley Community Plan

The Marin County Planning Division finds that the proposed project is consistent with the San Geronimo Valley Community Plan for the following reasons:

A. The project is consistent with the natural resources policies, including policies ER-1.3, ER-1.7, ER 1.8, ER-2.1, and CD-1.1, because it would not be located on any visually prominent ridgelines and would preserve other natural site characteristics such as hillsides, water courses, stands of mature native trees, and rock outcroppings, which enhance natural habitats and the visual appeal of the area.

B. The project is consistent with the rural character and village identity policies, including policies CD-1.2, CD-1.3, CD-1.4, CD-5.1, and CD-1.11, because it would limit tree and vegetation removal, minimize grading, and result in a building mass that is compatible with the surrounding area, and have adequate landscaping on site.

C. The project is consistent with the cultural resource policies, including CD-2.1 and CD-2.2, because it would not adversely affect historical or archaeological resources.

D. The project is consistent with the agricultural enhancement policies, including AG-1.1, AG 1.2, and CD-2.1, because it would not be located in areas with the most productive agricultural soils and would not adversely affect any agricultural operations.

DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Variance (Marin County Code Section 22.54.050 and California Government Code Section 65906)

A. There are special circumstances unique to the property (e.g., location, shape, size, surroundings, or topography), so that the strict application of this Development Code denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts.

The topography in the area slopes up from the north towards the south with residences constructed in varying setbacks and patterns. The area to the north (rear yard) is underdeveloped mainly due to the steep slope, while a portion of the area to the south (front yard) has been developed and is relatively flat. There is a 40-foot easement for roadway and utilities in the south of the existing residence on the site that allows vehicle travel east and west across the property to the neighboring property located to the east.

The unusual topography of the site, combined with the governing R1-B3 zoning district’s setback requirements from lot lines and roadway easements creates a uniquely small area for the permitted building footprint on this property.
The proposed site of the addition would not increase mass and bulk of the existing building as it would occur within the existing garage. A new deck expansion is proposed at the rear of the property and an exterior staircase from the deck area into the rear yard is also proposed. The placement of these improvements is proposed toward the northern rear and western side of the property to allow for distance from the southern front and eastern side yard setbacks and utilize the current configuration of the existing decks and rear yard. The only area that could potentially allow for an addition would be on the steep hillside toward the southern rear of the property. Constructing an addition in that area would increase the bulk and mass of the building, require extensive site grading due to hillside development, and would interfere with visual appeal of the area which would be less consistent and in conflict with the County policies when compared with the proposed project.

B. Granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.

Granting a Variance will not authorize a use or activity that the governing R1-B3 zoning district does not authorize. The Variance will approve the construction of an addition to a single-family residence, which is a principally permitted use in the R1 zoning district.

C. Granting the Variance does not result in special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the real property is located.

As noted above, the buildable area of the property is limited due to topography and the required setbacks from property lines and roadway easements. Absent the requested building setback variances, the proposed addition would be infeasible. An alternate project (addition in the rear of the property) would require extensive grading that would conflict with additional County regulations. The Variance would not represent a special privilege.

D. Granting the Variance will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.

The proposed project would not interfere with the use and enjoyment of adjacent developments, nor would it be detrimental to the public health, safety, or welfare because the proposed residential addition would not change the residential use of the property, which is a permitted use both in the Countywide Plan and the R-1 Residential zoning district. Relief from the setback requirements would not cause a substantial detriment to the public good nor impair achieving the purposes of the zoning ordinance.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project’s conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.
CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Variance approval authorizes the conversion of an existing 447 square foot garage to an addition and to construct new cantilevered decks with a pergola structure and exterior stairs on a developed lot in San Geronimo. The 447 square feet of approved floor area shall result in a floor area ratio of 14 percent on the 17,160 square foot lot. The approved development shall reach a maximum height of 22 feet above surrounding grade and the exterior walls shall have the following setbacks: 4 feet from the roadway easement located near the southern front property line; 35 feet, 2 13/16 inches from the western side property line; 33 feet, 11 1/8 inches from the eastern side property line; over 77 feet, 10 3/8 inches from the northern rear property line. Various site improvements would also be entailed in the proposed development, including interior remodel, new corten retaining wall, an outdoor kitchen, and a free-standing wall at parking.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled “49 East Sylvestris Renovation,” consisting of 28 sheets prepared by Fluid Studios, Inc., received in final form on July 28, 2022, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

3. The project shall conform to the Planning Division’s “Uniformly Applied Conditions 2022” with respect to all of the standard conditions of approval.

VESTING

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

RIGHT TO APPEAL

This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision.

cc: {Via email to County departments and Design Review Board}
   CDA – Assistant Director
   CDA – Planning Manager
   DPW – Land Development
   CDA – Environmental Health Services
   Marin Water District
   County Fire (CSA 31)
   Jason V. Watters & Shay-Ann Redfield, PO Box 185, San Geronimo, CA 94963
   Andrew Davis, PO Box 167, Forest Knolls, CA 94933
   Sent to Jason Watters via email to jwatters@gmail.com
   Sent to Andrew Davis via email to andrew@fluid-studios.com

Attachments:
1. Marin County Uniformly Applied Conditions 2022
2. DPW Transmittal Response
3. EHS Transmittal Response
4. Marin County Fire Transmittal Response
MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS

2022

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.

2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.

3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.

4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California’s Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.

2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.
3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.

4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.

5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the “Disclosure Statement Concerning Agricultural Activities,” as required by Section 23.03.050 of the Marin County Code.

6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.

7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.

8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A
report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.

10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.

11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building’s finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.

12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in “Exhibit A” unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.

13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.

14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California’s Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.

15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.

16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.

17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and
compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant’s control.

3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
PLANNING APPLICATION REVIEW
DEPARTMENT OF PUBLIC WORKS
Inter-office Memorandum – Second Transmittal

DATE: 6/30/2022
DUE: ______________________

TO: Erin Yattaw, Assistant Planner
FROM: Maurice Armstrong, Engineer I
APPROVED: ______________________
RE: Watters & Redfield Variance
APN: 169-222-08
ADDRESS: 49 Sylvestris Dr., San Geronimo, CA 93963

Department of Public Works Land Use Division has reviewed this application for content and:
Comments Included (Inc.) or Attached (Att.) from other DPW Divisions:
X Find it COMPLETE
Find it INCOMPLETE, please submit items listed below
Find it NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM

Merit Comments
Prior to Issuance of a Building Permit:
1. Grading & Drainage Plans: Provide the following information on the drainage and grading plan:
   a. The plan shall tabulate the existing and proposed plus replaced areas of impervious surface for the property.
   b. Plan shall show and label the limit of disturbance, provide the total area to be disturbed and indicate to where off haul will be taken.
   c. Indicate means of restoring all disturbed areas.
   d. Per 2016 California Residential Code § R401.3, lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum 2 percent away from the building.

2. Site Retaining Walls:
   a. Clarify the proposed heights for all site retaining walls. You will need to apply for a separate Building Permit for each site/driveway retaining wall greater than 4ft in height, or for any wall that is subject to a surcharge such as a sloped backfill or vehicular load. The total height shall be measured from the bottom of the footing to the top of the wall. If any walls are structurally tied to the dwelling, indicate this on the plans, as these walls will not require a separate permit.
   b. For each retaining wall, provide a cross sectional reference on the site plan which corresponds to a structural detail provided in the plan set.
   c. Submit design calculations for the retaining walls which are greater than 4ft in height, measured as described above in item a, or which are subject to a surcharge behind wall. Calculations shall be prepared, signed and stamped by the design engineer.
d. Add a note on the plans indicating that the Design Engineer shall inspect and certify in writing to DPW that each retaining wall was constructed per approved plan and field direction. Certification letters shall reference building permit number or numbers for specific work being certified, the address and the Assessor’s Parcel Number (APN) for the project.

3. Plans shall be internally consistent T2.2 shows 5,413 sq-ft of total impervious and C1.0 show 3,492 sq-ft of total impervious surface.

4. If new plus replace impervious surface totals 2500 sq-ft or more provide a Stormwater Control Plan as required by Marin County Code § 24.04.627 Permanent Stormwater Controls for New and Redevelopment. You may refer to the BASMAA Post Construction Manual which you can access at the County’s website for post-construction stormwater management requirements, publications and resources at: 

-END-
DATE: July 1, 2022

TO: Erin Yattaw, Assistant Planner

FROM: Becky Gondola, Senior REHS

RE: Watters and Redfield Variance Resubmittal

AP#: 169-222-08

ADDRESS: 49 Sylvestris Dr., San Geronimo

TYPE OF DOCUMENT

- DESIGN REVIEW
- LAND DIVISION
- USE PERMIT
- VARIANCE
- MASTER PLAN
- COASTAL PERMIT
- LOT LINE ADJ.
- OTHER

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

- WATER
- SEWAGE
- SOLID WASTE
- POOLS
- HOUSING
- FOOD ESTABLISHMENT

THIS APPLICATION IS FOUND TO BE:

- FIND IT COMPLETE.
- FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.
- FIND IT ACCEPTABLE AS PRESENTED, WITH THE FOLLOWING CONDITIONS.
- RECOMMEND DENIAL FOR THE REASONS LISTED BELOW.

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency’s standards.

*Yes, if the Assessor’s records show that there have not been any historic additions that would put the total historic/proposed addition over 500 square feet. Planning to confirm.*

2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency’s standards, please list the information that you will need to make this determination.

*N/A*

3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency’s standards.
A permit for a Class II septic system shall be issued prior to EHS approval of a building permit. A deed restriction shall be recorded prior to the final building inspection to limit the use of the offices.

4. If the project needs to be substantially modified to comply with your agency’s standards, please describe the scope of those modifications.
**Inspection Description:**

Based on the currently adopted California Building and Fire Codes, along with current Marin County Fire Department Standards.

**Inspection Topics:**

**Planning/Building Division Review**

**Automatic Residential Fire Sprinkler System Is Required per NFPA 13D**

An automatic residential fire sprinkler system is required to be installed in all new residences including garages conforming to NFPA Std. 13D, Fire Protection Standard #401, and as modified by the Fire Marshal. Plans and hydraulic calculations shall be submitted to the Fire Marshal for review prior to installation. If the residence is supplied by a public water supply, contact the local water purveyor (as applicable) should an upgrade for the domestic water meter be needed. Additional sizing may be required due to available pressures and fire flow. The above requirement may be waived provided the new and existing remodel and addition does not exceed 50% of the total existing floor area.

**Status:** Condition of Approval

**Notes:** See above, and "Substantial Remodel" discussion, below. The AFS system plans and calculations are a deferred submittal to MCFD under separate permit.

**Roadway and Driveway Minimum Clearance.**

Roadways and driveways shall have a minimum clearance of not less than 20-ft. horizontal by 15-ft. vertical clearance. No object or vegetation shall encroach into this horizontal and vertical plane.

**Status:** Condition of Approval

**Notes:** See above.

**Vegetation Management Plan - Fuels Management Plan Required.**

An irrigated greenbelt Vegetation Management Plan (VMP) Fuels Management Plan conforming to the standards of the Marin County Fire Department shall be prepared and implemented at the site. The VMP-Fuels Management Plan shall conform to MCFD Standard #220. The plan shall be incorporated into the landscape plan for the project and submitted to the Fire Marshal for review prior to implementation. The plan shall be implemented prior to building final.

**Status:** Condition of Approval

**Notes:** See above. The VMP is a deferred submittal under separate permit to MCFD.

**Project In A Wildland-Urban Interface Area.**

This project is located in a wildland-urban interface area and must meet all applicable California Building Code requirements. See CBC Chapter 7A. These code provisions are enforced by Building & Safety.

**Status:** Condition of Approval

**Notes:** See above.

**Substantial Remodel Calculation**

Existing square footage prior to remodel:

See Below:

**Status:** Acceptable as Submitted

**Notes:** 2354 sq. ft.
Additional square footage added to the structure:

See Below:

**Status:** Acceptable as Submitted  
**Notes:** N/A

Square footage modified by the remodel:

See Below:

**Status:** Acceptable as Submitted  
**Notes:** 1275 sq. ft.

Total square footage of remodel and additions:

See Below:

**Status:** Acceptable as Submitted  
**Notes:** 1275 sq. ft.

Total percentage of remodel and additions to the structure:

See Below:

**Status:** Acceptable as Submitted  
**Notes:** 1275/2354 = 0.54 (54%)

Substantial Remodel Defined.

Substantial Remodel shall mean the renovation of any structure, which combined with any additions to the structure, affects a floor area, which exceeds fifty percent of the existing floor area of the structure within any 36 month period. When any changes are made in the building, such as walls, columns, beams or girders, floor or ceiling joists and coverings, roof rafters, roof diaphragms, foundations, piles or retaining walls or similar components, the floor area of all rooms affected by such changes shall be included in the computing floor areas for the purpose of applying this definition. This definition does not apply to the replacement and upgrading of residential roof coverings. See Below:

**Status:** Acceptable as Submitted  
**Notes:** See above.

### Additional Time Spent on Inspection:

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<th>Category</th>
<th>Start Date / Time</th>
<th>End Date / Time</th>
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**Total Additional Time:** 0 minutes  
**Inspection Time:** 110 minutes  
**Total Time:** 110 minutes

### Summary:

**Overall Result:** Plan Review-Complete  
**Inspector Notes:**

### Inspector:

Name: Alber, Scott D  
Rank: Fire Marshal BC