

COMMUNITY DEVELOPMENT AGENCY

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Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Inverness Association appeal of the Planning Commission's approval of the Moonrise Kingdom Coastal Permit, Use Permit and Design Review applications
1025 and 1055 Vision Road, Inverness
APN Numbers 109-330-05 and -06

Dear Board Members,

RECOMMENDATION:

On June 12, 2017, the Planning Commission approved the Moonrise Kingdom Coastal Permit, Use Permit and Design Review applications by a 6-1 vote (Commissioner Dickenson voted for denial of the project). The Planning Commission decision has been appealed by the Inverness Association. On behalf of the Planning Commission, staff recommends the Board deny the appeal filed by the Inverness Association and sustain the Planning Commission's action by adopting the attached resolution to approve the project.

SUMMARY:

The Coastal Permit, Use Permit and Design Review applications consist of a proposal to preserve and restore four existing residential structures, demolish three residential structures, and construct a new 3,993 square foot single-family residence and site improvements on a 6.04 acre property located at 1025 and 1055 Vision Road in Inverness. The proposed site improvements include a new driveway and emergency turnaround, parking areas, retaining walls, walkways, two water storage tanks, bioswales, and rain gardens. In addition, a new domestic well and septic system are proposed to be constructed on the property, replacing the existing substandard well and septic system.

The project is unique in that the existing structures on the property were designed and built by Howard Waite, a relatively well known builder in the 1970s, and several of the structures exemplify what is known as the "handmade movement". The applicant proposes to restore the structures in a manner that will maintain their architectural significance, in addition to building a new residence.

The Moonrise Kingdom project was initially evaluated by the Deputy Zoning Administrator (DZA) in December 2016. The DZA approved the project with one modification, a requirement that the "tower" portion of the windmill structure be eliminated because it is visible from the surrounding area. The DZA's decision was appealed by the Inverness Association.

On June 12, 2017, the Planning Commission denied the appeal and approved the project. However, the Commission overturned the DZA's condition of approval requiring elimination of the windmill "tower" after hearing testimony from an architectural expert that the tower is an important part of the architecturally significant building assemblage on site.

REVIEWED BY:


- Department of Finance N/A
- County Counsel N/A
- Human Resources N/A

SIGNATURE:



Jeremy Tejirian
Planning Manager

REVIEWED BY:



Brian C. Crawford
Director

ATTACHMENTS:

1. Resolution Denying the Inverness Association Appeal and approving the project
2. Inverness Association's Petition for Appeal and attachment, dated June 19, 2017
3. Minutes from the Planning Commission Hearing on June 12, 2017
4. Resolution 17-004 from the Planning Commission Hearing on June 12, 2017
5. Planning Commission Staff Report and attachments from the Planning Commission Hearing on June 12, 2017
6. Planning Commission Supplemental Memorandum, dated June 8, 2017
7. Public comments received during and after the Planning Commission hearing