

Marin County Deputy Zoning Administrator
Regular Meeting
Thursday, October 26, 2017 - 9:00 A.M.

The public hearing began at 9:02 a.m.

1. WALKER COASTAL PERMIT AND DESIGN REVIEW (Project I.D. P1703) The project is located along Seadrift Road, Stinson Beach, further identified as Assessor's Parcel 195-310-68.

Evelyn Garcia, Assistant Planner, responded to the Hearing Officer that there was no additional correspondence received since the staff report was mailed.

The Hearing Officer opened the public hearing.

Paul Danielson, applicant, stated that he was there in case the Hearing Officer had any questions of him but didn't have anything he needed to add for this project.

The Hearing Officer closed the public testimony.

The Hearing Officer commented on a letter from the neighbor at 345 Seadrift Road. In response to the Hearing Officer, Evelyn Garcia noted that the recommendation to lower the plate height for the guest house was made in order to respond to the neighbor's concerns.

Evelyn Garcia commented on the change of the landscaping in response to the Hearing Officer.

The Hearing Officer commented on the project.

The Hearing Officer concurred with staff's findings in the revised Resolution, and approved the Walker Coastal Permit and Design Review.

The Hearing Officer informed all parties of interest that this action may be appealed to the Marin County Planning Commission within five (5) business days (November 6, 2017).

2A. TODD NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

2B. TODD LAND DIVISION AND TENTATIVE MAP (Project I.D. P1642 & 1530) The project is located at 22 Laurel Grove Avenue, Kentfield, further identified as Assessor's Parcel 071-191-01.

Megan Alton, Planner, commented that the new address should be 24 and not 25 in Condition #4.

The Hearing Officer opened the public testimony.

Irv Schwartz, project engineer, commented on Conditions 7 & 8.

Jason Wong, DPW - Associate Civil Engineer, commented on an easement for this project.

Irv Schwartz requested that Condition #7 be deleted since this project is a Land Division and DPW agreed that it should be removed from the Conditions.

Mr. Schwartz requested that all the conditions referring to a building permit be removed since it was a Land Division and there will be no building permits.

The Hearing Officer asked Mr. Schwartz about the existing easement and prior proposals to subdivide the property behind the Todd property and if he had any knowledge why it didn't move forward. Mr. Schwartz responded by stating that that property has two access points and development of the driveway from Laurel Grove was difficult due to the slope of the property.

The Hearing Officer closed the public hearing.

Megan Alton, Planner, commented that the lower portion of the easement is flat and the grading would be minimal for the driveway.

Jason Wong, DPW, stated that in the conditions of approval it should state parcel map and not a final map in response to the Hearing Officer.

The Hearing Officer stated that there is a three-year vesting deadline for a tentative map pursuant to the County Code 22.84.130. He also changed the address in Condition #4 from 25 to 24 and deleted reference in the Conditions of approval to any mentioning of a building permit with the final map and removed Standard Conditions 2, 3, and project specific conditions 7 and 8.

The Hearing Officer concurred with staff's findings in the revised Resolution, and approved the Todd Negative Declaration of Environmental Impact.

The Hearing Officer concurred with staff's findings in the revised Resolution, and approved the Todd Land Division and Tentative Map.

The Hearing Officer informed all parties of interest that this action may be appealed to the Marin County Planning Commission within five (8) business days (November 9, 2017).

The Hearing Officer adjourned the hearing at 9:18 a.m.