

Marin County Deputy Zoning Administrator  
Regular Meeting  
Thursday, November 16, 2017 - 9:00 A.M.

The public hearing began at 9:04 a.m.

1. COMBS/AVALLON STREET NAME CHANGE (Project I.D. P1726) The project is located along Rancheria Road, Kentfield, further identified as Assessor's Parcels 075-131-39, -44, -65, and -66. (This item was set for hearing on October 9, 2017.)

Curtis Havel, Principal Planner, commented that the Kentfield Fire Protection District indicated the street name would not conflict with any other streets in the area. Staff noted that a phone call was received from a neighboring property owner raising concerns about drainage impacts, incorrectly located mailboxes and whether this street naming would affect Murray Lane. Staff responded that the street naming was of an unnamed 20-foot wide access easement and would not affect the Murray Lane right of way, and that issues related to drainage and mailbox location are outside the scope of the street naming process and therefore cannot be addressed at this hearing.

The Hearing Officer opened the public testimony.

The owner commented that this street naming is important because it will help resolve confusion with delivery services.

The Hearing Officer closed the public testimony.

The Hearing Officer concurred with staff's findings in the Resolution, and approved the Combs/Avallon Street Name Change.

Staff commented that the street naming will be finalized when the applicant installs signage, and that the applicant should work with the Department of Public Works to finalize the new street signage.

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 28, 2017).

2. STINSON BEACH COUNTY WATER COASTAL PERMIT (Project I.D. P1651) The project is located at Laurel Avenue, Stinson Beach, further identified as Assessor's Parcel 195-260-48. (This item was continued from the hearings of September 28, 2017 and October 9, 2017.)

Megan Alton, Planner, stated that a memorandum had been prepared to distribute additional correspondence received prior to this hearing.

The Hearing Officer gave a brief overview of what happened at the last two hearings.

The Hearing Officer opened the public hearing.

Ed Schmitt, Manager with Stinson Beach County Water District, mentioned that he has no comments regarding the memo that he received yesterday afternoon.

Barbara Robben, neighbor, expressed concerns that this project would place a restriction on the property and potentially impact the future buildability of the property. She commented that this project would take away her property rights and that she does not agree to a deed restriction.

Allan Richards, Marius Nelson, and Nathan Metcalf, all appearing in support of the project, indicated they were present to answer any questions from the Hearing Officer.

The public hearing was closed from public testimony.

The Hearing Officer noted that adequate and ample public notification has been provided for the project consistent with State and local law, that three public hearing have been held for this item, and reflected on the thorough examination of the issues by the project applicants.

The Hearing Officer concurred with staff's findings in the Resolution and approved the Stinson Beach County Water District Coastal Permit.

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 28, 2017).

The Hearing Officer adjourned the hearing at 9:39 a.m.