

Marin County Deputy Zoning Administrator
Regular Meeting
Thursday, August 31, 2017 - 9:00 A.M.

The public hearing began at 9:01 a.m.

1. THOMSEN COASTAL PERMIT AND USE PERMIT (Project I.D. P1248) AND CEQA EXEMPTION (14-25) The project is located at 125 Buena Vista Avenue, Stinson Beach, further identified as Assessor's Parcel 195-191-32. (This item was continued from the hearing of November 17, 2016.)

Curtis Havel, Hearing Officer, noted that he received an email and letter from the applicant's representative regarding project modifications contained in the recommended resolution.

Tammy Taylor, Planner, discussed the feedback that she had received from the applicant regarding this project. Apart from the correspondence listed by the Hearing Officer, she confirmed that no other comments were received.

The public testimony portion of the hearing was opened.

Chris Skelton, attorney representing the applicant, requested that Condition 2 A & B be removed from the conditions of approval. He stated that the owners would prefer that the house remain as one level, and he stated that the project as proposed is consistent with the character of the surrounding neighborhood. He commented on the characteristics of this project and Exhibit "A".

Jeff Stahl, architect, commented on the project and requested that the deck remain at the currently proposed height so that the view of the ocean would be preserved for the owners.

Fred Jaggi, neighbor, commented on the notice that was posted on site for this project.

The public testimony portion of the hearing was closed.

The Hearing Officer clarified that the public notice distributed for the project fulfilled state and local legal noticing requirements. He then discussed how the project as proposed would not meet the requirements of Section 22.56.130(O) of the Marin County Interim Zoning Ordinance and that staff's recommended modifications brought the project into compliance with the aforementioned code section.

The Hearing Officer concurred with staff's findings in the revised Resolution, and approved the Thomsen Coastal Permit and Use 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 (September 12, 2017).

2. AGHASSIPOUR COASTAL PERMIT (Project I.D. P1693) AND CEQA EXEMPTION (14-25) The project is located at 103 Via de la Vista, Inverness, further identified as Assessor's Parcel 112-220-19.

Evelyn Garcia, Assistant Planner, commented that there was no additional correspondence received. Staff stated that in the staff report there was a typographical error on page 4, Item 6A it should say "proposed project" and not "proposed retaining wall".

The Hearing Officer opened and closed the public hearing with no one to comment.

The Hearing Officer concurred with staff's findings in the Resolution, and approved the Aghassipour 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 (September 12, 2017).

The Hearing Officer adjourned the hearing at 9:49 a.m.