



# MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

BRIAN C. CRAWFORD, DIRECTOR

## NOTICE OF PUBLIC HEARING

### KATHLEEN AND LOUIS WILLIAMS COASTAL PERMIT, DESIGN REVIEW AND SECOND UNIT PERMIT

NOTICE IS HEREBY GIVEN that the Marin County Deputy Zoning Administrator will hold a public hearing to consider the Williams Coastal Permit, Design Review and Second Unit Permit proposing to construct the following improvements on an approximately 87,472 square foot parcel in Inverness: (1) a new, two-story, 3,210 square foot single-family residence; (2) a 537 square foot, 13.5-foot tall detached garage and greenhouse (108 square foot greenhouse located on top of a garage); (3) conversion of an existing 797 square foot single-family residence into a second unit; (4) a new 12-foot by 24-foot in-ground pool and retaining wall (retaining wall height not specified on plans); (5) an on-site sewage disposal system to serve the new residence; (6) an approximately 140 foot long driveway with retaining walls varying in height from 1 to 5 feet; and (7) legalization of the existing 706 square foot yurt. As proposed, the dwelling would have a maximum height of 25 feet and would maintain the following minimum setbacks from corresponding property lines and access easements: 34 feet from the northerly front property line (along Via De La Vista); 21 feet from the westerly side property line; and over 100 feet from the easterly side and southerly rear property lines. The project is not located within 100 feet of a blue line creek. Proposed building materials include brown/olive standing seam metal roofing, tan/green cement plaster siding, and beige window and door trim. The subject property is located at **111 Via de la Vista, Inverness**, and is further identified as **Assessor's Parcel 112-220-14**.

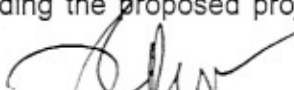
The property is located within the Coastal Zone, as defined by the Coastal Act of 1976. This project is appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code and Section 22.56.0801 of Marin County Code.

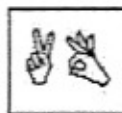
The proposed project has been determined to be Categorically Exempt from the requirements of the California Environmental Quality Act, per Section 15303, Class 3.

The public hearing will be held at the regular meeting of the Marin County Deputy Zoning Administrator on Thursday, **May 27, 2010**, in the Planning Commission Chambers (Room 328, Administration Building) Civic Center, San Rafael, California, at which time any and all persons interested in this matter may appear and be heard. Please call the Community Development Agency - Planning Division at (415) 499-6269 on or after Friday, **May 21, 2010**, in order to be informed of the approximate time of the hearing or to obtain a copy of the staff report, or visit our Web site at: "<http://www.co.marin.ca.us/depts/CD/main/comdev/DZA/INDEX.cfm>." Written material for the Deputy Zoning Administrator should be submitted to the Community Development Agency at least 10 days prior to the meeting date so that it can be distributed and considered by the Deputy Zoning Administrator with the staff report. Any written material submitted after this date will be distributed to the Deputy Zoning Administrator prior to or at the meeting.

If you challenge the decision of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Agency - Planning Division at, or prior to, the public hearing (Government Code Section 65009[b][2]).

If you have any questions or concerns regarding the proposed project, or want to be notified of the decision, please contact me at (415) 499-6276.

  
Veronica Corella Pearson,  
Planner



Late agenda material can be inspected in the Community Development Agency between the hours of 8:00 a.m. and 4:00 p.m. The Community Development Agency is located in Room 308 Marin County Civic Center, 3501 Civic Center Drive, San Rafael. The Planning Commission Chambers is accessible to persons with disabilities. If you require American Sign Language interpreters, assistive listening devices, or if you require this document in an alternate format (example: Braille, Large Print, Audiotape, CD-