

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION
Karen Lindfors Trust Coastal Development Permit**

Decision: Approved with Conditions
Date: March 6, 2025

Project ID No:	P4549	Applicant(s):	Jay Behr
		Owner(s):	Karen Lindfors Trust
		Assessor's Parcel No(s):	195-031-16
		Property Address:	166 Seadrift Road, Stinson Beach
		Project Planner:	Megan Alton (415) 473-6235 Megan.alton@marincounty.gov
		Signature:	<i>Megan Alton</i>
Countywide Plan Designation:		C-SF5 (Single Family , 2-4 units/acre)	
Community Plan Area:		Stinson Beach	
Zoning District:		C-RSPS (Coastal, Residential, Single-Family Planned, Seadrift Subdivision)	
Environmental Determination:		CEQA Guidelines Section 15303, Class 3	

PROJECT SUMMARY

The applicant requests Coastal Development Permit approval to construct a new 709 square foot attached Accessory Dwelling Unit on a developed lot in Stinson Beach. The 709 square feet Accessory Dwelling Unit in addition to the existing development on the site would result in a floor area ratio of 8 percent on the 28,876 square foot lot. The proposed addition would reach a maximum height of 14 feet 6 inches above surrounding grade and the exterior walls would have the following setbacks: 89 feet 5 inches from the northern front property line; 6 feet 9 inches from the eastern side property line; 32 feet from the western side property line; more than 100 feet from the southern rear property line.

Coastal Development Permit approval is required pursuant to Marin County Coastal Zoning Code section 20.68.060.

COMMUNITY PLAN CONSISTENCY

The proposed project is consistent with the Stinson Beach Community Plan for the following reasons:

- A. The project is consistent with the Environmental Goals and Policies related to tree protection (3.0 A, B, G, and H) because no large cypress, bay, or alder trees would be removed.
- B. The project is consistent with the Land Use Goals and Policy related to building height (4.0 G) because the project would not exceed the height limit for a residence in the area.

COASTAL IMPLEMENTATION PLAN AND DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Coastal Permit (Marin County Local Coastal Program Implementation Plan Section 22.70.070)

- A. Coastal Access.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Coastal Access section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.180 (Public Coastal Access). Where the project is located between the nearest public road and the sea, a specific finding must be made that the proposed project, as conditioned, is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act (commencing with Section 30200 of the Public Resources Code)

The property boundaries extend from Seadrift Road towards the shore and ocean. The proposed addition to be utilized as an Accessory Dwelling Unit would be located between the existing residence and Seadrift Road. As such the project does not include work along the shore or in the water and would not impede pedestrian movement along the shore. There are not bluff edges on the property or nearby. Consistent with Local Coastal Program (LCP) policy C-PA-3 new coastal access is not required with the project, and consistent with LCP policy C-PA-16 existing coastal access would be avoided. Therefore, the proposed project would not impact existing coastal access, and the project is consistent with the Land use Plan (LUP) public coastal access policies.

- B. Biological Resources.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Biological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.050 (Biological Resources).

According to the data on file in the Marin County Geographic Information System, the location of the addition and associated improvements are not located near wetlands, coastal streams, riparian vegetation, endangered species, or coastal dunes. Additionally, staff conducted a site visit and determined a biological site assessment would not be necessary because no evidence of the presence of an ESHA was observed on the subject site.

The project is consistent with the LUP biological resources policies for the protection of natural transition and connection associated with streams, wetlands, and coastal dunes (C-BIO-1, C-BIO-2, C-BIO-3, C-BIO-7, C-BIO-8, C-BIO-14, and C-BIO-23) and this finding because the project would not substantially alter the margins along environmentally sensitive habitat areas. Further, the project would not entail the irreplaceable removal of groves of trees that provide wildlife nesting and roosting areas.

- C. Environmental Hazards. The proposed project, as conditioned, is consistent with the applicable policies contained in the Environmental Hazards section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.060 (Environmental Hazards).**

The property is developed with a single-family residence with varying level topography and is located in a residential area of Stinson Beach. No natural dunes exist in the development area. The proposed project is not located within a bluff erosion zone and does not impact coastal access. In addition, there are no known active faults that cross the project site. The Marin County Community Development Agency, Building and Safety Division will require seismic compliance with the California Building Code prior to the issuance of a project building permit.

- D. Agriculture and Mariculture. The proposed project, as conditioned, is consistent with the applicable policies contained in the Agriculture and Mariculture sections of the Marin County Land Use Plan and the applicable agricultural and maricultural standards contained in Chapter 20.32.**

The project entails the construction of a new attached Accessory Dwelling Unit on a residential lot located amongst residential uses. It is located within an area governed by the C-RSPS (Coastal, Residential, Single-Family Planned, Seadrift Subdivision) district, which restricts agricultural uses. As the site does not entail agricultural or maricultural uses, this finding does not apply.

- E. Water Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Water Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.080 (Water Resources).**

Grading and drainage improvements for the project would comply with the Marin County standards and best management practices required by the Department of Public Works. Additionally, the Stinson Beach Water District would continue to provide water service. Therefore, the project is consistent with the LUP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff that would adversely affect the quality of coastal waters (C-WR-1, C-WR-2, C-WR-3, and C-WR-6).

- F. Community Design. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Design section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.100 (Community Design).**

The subject property is located within a developed residential neighborhood. The surrounding area is generally flat, with residences constructed with varying setbacks and patterns. At a maximum height of 14 feet 6 inches above the surrounding grade, where a maximum height of 25 feet is allowed under the C-RSPS zoning district regulations, the addition would be consistent with the prevailing height of the neighborhood.

Because of the flat terrain of the location, there are no up-slope and down-slope views. Available views of the ocean from Highway 1 are permanently blocked by existing development, and views from the beach to the east are intermittently interrupted by developments and naturally occurring topographic features. Any available view is distant in

nature, as opposed to short-range, and does not include a view of skylines, bridges, and distant cities.

As such, the project is consistent with the Stinson Beach Community Standards under Marin County Implementation Plan Section 22.66.040, LUP policies for community design (C-DES-1 and C-DES-2) related to development in Stinson Beach (Land Use Plan Policy C-SB-1) because the height, scale, and design of the addition are compatible with the existing pattern of development in the neighborhood. The proposed project would occur entirely onsite and on previously disturbed grounds.

G. Community Development. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Development section of the Marin County Land Use Plan and the applicable standards contained in Chapter 20.66 (Community Development).

The project site is located within a developed residential neighborhood Seadrift in Stinson Beach. Further, the project entails the construction of an addition to an existing single-family residence, within the C-RSPS zoning district. Therefore, the project is consistent with LUP Community Development Policies (C-CD-1, C-CD-2, C-CD-20) and this finding because the development would be located in close proximity to existing developed areas with adequate resources where development would not have significant adverse impacts on environmental and natural resources.

H. Energy. The proposed project, as conditioned, is consistent with the applicable policies contained in the Energy section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.120 (Energy).

The project would be required to satisfy all energy-saving standards as required by the County's Building and Safety Division prior to the issuance of a building permit. Therefore, the project is consistent with the LUP energy policies (LUP Policies EH-2.1, EH-2.3, and CD-2.8) and this finding because it would be constructed in conformance with County energy efficiency standards, as verified during the review of the Building Permit application.

I. Housing. The proposed project, as conditioned, is consistent with the applicable policies contained in the Housing section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.130 (Housing).

The project is consistent with the LUP housing policies to address low- and moderate-income housing needs in the Coastal Zone (LUP Policies C-HS-1) because the project would not remove housing subject to a recorded covenant, ordinance, or law that restricts rents to levels of affordable to persons and families of lower or very low income or subject to any other form of rent or price control. Further, the existing single-family residence is not occupied by lower-income households, as defined in Health and Safety Code Section 50079.5. The proposed project would result in the addition of a attached Accessory Dwelling Unit.

J. Public Facilities and Services. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Facilities and Services section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.140 (Public Facilities and Services).

The Stinson Beach County Water District (SBCWD) currently provides water to the project site, and the SBCWD will continue to provide water to the site once the Accessory Dwelling Unit is constructed. The septic system was previously upgraded and can accommodate the capacity of the proposed Accessory Dwelling Unit. Therefore, the project is consistent with the LUP public facilities and services policies (C-PFS-1 and C-PFS-7), and this finding because the project would be adequately served by existing public water service and the onsite sewage disposal system located on the property is adequately sized to meet the needs of the proposed Accessory Dwelling Unit.

K. Transportation. The proposed project, as conditioned, is consistent with the applicable policies contained in the Transportation section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.150 (Transportation).

The project is currently accessed from Seadrift Road and would not entail any alterations or impacts to existing roadway facilities or public parking facilities. Therefore, the project is consistent with the LUP transportation policies (C-TR-1 and C-TR-2) and this finding because the project would not entail any alterations to existing roadway facilities or adversely impact the scenic quality of Highway One.

L. Historical and Archaeological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Historical and Archaeological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.160 (Historical and Archaeological Resources).

The project site is not within any designated historic district boundaries, as identified in the Marin County Historic Study for the LCP. Therefore, the project is consistent with the LUP historical and archaeological resources policies (C-HAR-2, C-HAR-8) and this finding because the project site is not located within any mapped historic district boundaries and would not affect historical, archaeological, or paleontological resources.

M. Parks, Recreation, and Visitor-Serving Uses. The proposed project, as conditioned, is consistent with the applicable policies contained in the Parks, Recreation, and Visitor-Serving Uses section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.170 (Parks, Recreation, and Visitor-Serving Uses).

The project site is not located adjacent to any public park or open space, and the project does not entail any construction of development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses. Therefore, the project is consistent with the LUP policies for parks, recreation, and visitor-serving uses (C-PK-1 and C-PK-3), and this finding because the project is proposed entirely on an existing residential property that is not located within a mixed-use coastal village commercial/residential zone and does not entail any construction of development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Coastal Permit approval authorizes the construction of a new 709 square foot attached Accessory Dwelling Unit on a developed lot in Stinson Beach. The 709 square feet Accessory Dwelling Unit in addition to the existing development on the site shall result in a floor area ratio of 8 percent on the 28,876 square foot lot. The approved addition shall reach a maximum height of 14 feet 6 inches above surrounding grade and the exterior walls shall have the following setbacks: 89 feet 5 inches from the northern front property line; 6 feet 9 inches from the eastern side property line; 32 feet from the western side property line; and more than 100 feet from the southern rear property line.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Lindfors Moore Residence Casita," consisting of 17 sheets prepared by Jay Behr Architecture, received in final form on January 6, 2025, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2024" with respect to all of the standard conditions of approval.

VESTING

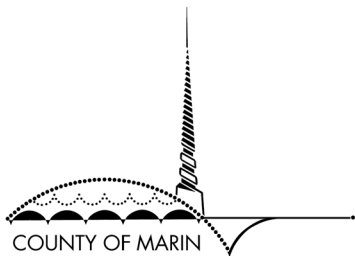
Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

RIGHT TO APPEAL

This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than 10 business days from the date of this decision (March 20, 2025).

Attachments:

1. Marin County Uniformly Applied Conditions 2024
2. Transmittal Response from the Department of Public Works, January 29, 2025
3. Transmittal Response from the California Coastal Commission, January 29, 2025



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

2024

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. If the project is subject to the affordable housing requirements of Development Code Chapter 22.22, the applicant shall provide a copy of the affordable housing plan required by Development Code section 22.22.110 to the CDA Planning Division following its approval by the CDA Housing Division.
3. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin and shall cooperate fully in the defense.
4. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
5. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of

the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment

into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.

17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - Second Transmittal

DATE: January 6, 2025

DUE: January 6, 2025

TO: Megan Alton

FROM: Cara E. Zichelli

APPROVED: 

RE: Kelisky Design Review
P4650

APN: 176-260-72

ADDRESS: 71 West Oak Knoll, San Anselmo

TYPE OF DOCUMENT

- DESIGN REVIEW
 COASTAL PERMIT
 LAND DIVISION
 VARIANCE
 USE PERMIT
 ADU PERMIT
 ENVIRONMENTAL REV.
 OTHER:

**Department of Public Works Land Use Division
has reviewed this application for content and:**

**Comments Included (Inc.) or
Attached (Att.) from other DPW
Divisions:**

- Find it **COMPLETE**
 Find it **INCOMPLETE**, please submit items listed below
 Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

- Traffic
 Flood Control
 Other: _____

Merit Comments

Prior to Issuance of a Building Permit: These items are not incompleteness items to be addressed as part of the Design Review application. The following are items to be included in or addressed with the building permit application.

1. **Internal consistency:** Plans shall be internally consistent and shall remove all references to other municipalities (PMRD), phone numbers to non-County offices, etc.
2. **Geotechnical Report:** Provide current geotechnical report that discuss the current conditions on site and provides recommendations specific to the new application.
3. **Geotechnical Review and Acceptance:** The plans must be reviewed and approved by the soils engineer who provided the geotechnical report. Certification shall be either by his/her stamp and original signature on the plans or by a stamped and signed letter. Certification shall reference plans reviewed, specifying site, structural, and drainage plans with date of drawings, and verify that plans address any recommendations previously offered. Additionally, the Geotechnical Engineer must specifically recommend a driveway surface (see 4.f below) and comment on the alignment of stormdrain pipes and design and placement of stormwater outfalls.
4. **Driveways:**
 - a. Per Marin County Code § 24.04.260(a), the minimum improved width of a driveway serving a single dwelling unit is twelve feet. Demonstrate compliance.
 - b. Per Marin County Code § 24.04.277, A turnaround may be required at the end of any driveway and/or adjacent to any parking area where, in the opinion of the Agency, the alignment, grade or street connection of the driveway is such that backing along the driveway or out onto the street would be inordinately difficult or dangerous. The alignment and dimensions of turnarounds shall be such as to allow the attainment of the desired direction by a standard sized car in no more than one movement. Demonstrate compliance.
 - c. Per Marin County Code § 24.04.280, maximum gradient measured along the centerline shall not be steeper than twenty-five percent. Where a segment of a driveway has a grade exceeding eighteen percent, the length of that segment shall not exceed three hundred feet. Any two driveway segments with a grade greater than eighteen percent shall be joined by a flatter segment not exceeding fifteen percent grade and at least one hundred fifty feet in length. Demonstrate compliance.

- d. Per Marin County Code § 24.04.290, driveway approaches shall be constructed in accordance with the appropriate U.C.S. drawing unless prior approval to do otherwise is obtained from the agency. Demonstrate compliance.
- e. Per Marin County Code § 24.04.295, driveway culverts shall be a minimum fifteen inches in diameter. Demonstrate compliance.
- f. Per Marin County Code § 24.04.300, when it is required that a driveway be paved, the pavement section shall consist of a base course approved by the agency covered with a minimum thickness of two inches of A.C. or three and one half inches of P.C.C. Driveways over eighteen percent grade shall be surfaced with P.C.C. and given a broomed or otherwise roughened finish. MCC 24.04.310 - Surfacing within city-centered corridor and village areas requires all driveways within the city-centered corridor and village areas shall be paved regardless of grade. The pavement section shall be in accordance with Section 24.04.300 of this title. Geotechnical engineer shall specifically direct surfacing. If their professional opinion is that the driveway should not be paved, provide a written statement from that professional outlining an exception from MCC24.04.310. Be aware that paving the driveway will increase the area of impervious surface and may trigger stormwater requirements outlined in MCC24.04.627.

5. **Parking:**

- a. Per Marin County Code § 24.04.380(a), head-in parking spaces shall be a minimum eight and one-half feet by eighteen feet. Parallel spaces shall be a minimum eight feet by twenty feet. For constrained locations such as garages serving single-family dwellings, spaces shall be a minimum nine feet by twenty feet. Demonstrate compliance.
- b. Indicate and dimension maneuvering areas including turnouts and turnarounds. Demonstrate turning movements for all parked vehicles. Demonstration shall provide dimensions of composite vehicle and turning radii, as well as naming the published source of these dimensions. Refer to Marin County Code § 24.04.275 for turnouts and § 24.04.277 for turnarounds.

6. **Grading & Drainage Plans:** Provide a grading and drainage plan prepared by a licensed professional engineer or by a registered architect. Plans shall be signed and stamped by the design professional.:

- a. Plan shall provide existing and proposed topographic contours, or a sufficient number of spot elevations, to describe drainage patterns. The proposed project shall maintain existing drainage patterns. All natural features such as creeks, flood zones, slides, faults, and rock outcrops, and human made improvements must be shown. Identify any previous slides or slide remediations.
- b. Plan shall show and label all existing and proposed drainage features and improvements. Improvements may include down spouts, footing and foundation drains, area drains and catch basins, piping and out fall structures or means of dispersion. Note that 2022 California Plumbing Code (CPC) §1101.12.1 requires roof areas of buildings to be drained by roof drains and gutters. Note as well that CPC §1101.6.5(2) indicates that the point of discharge shall not be less than 10 feet from the property line.
- c. Per 2022 California Residential Code § R401.3, lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum 2 percent away from the building. Demonstrate compliance.
- d. **The plan shall also incorporate any recommendations from the Geotechnical Engineer.**
- e. Label all final surfaces and tabulate the existing and proposed areas of impervious surface for the property. Specifically indicate the area of new plus replaced impervious surfaces (this may not just be the difference between existing and proposed). Demonstrate that there will be no net increase in runoff from the developed site compared to pre-existing development.
- f. Plan shall show and label the limit of disturbance. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Indicate to where off haul will be taken.
- g. Indicate means of restoring all disturbed areas.

10. **Utilities:** Plan shall show the location of all the existing utility laterals and indicate which, if any, will be upgraded or relocated with this project. Be certain to include water, sanitary sewer, gas, electric and telecommunications.
11. **Swimming Pool Drainage:** The plans shall provide details for the pool drainage and demonstrate that the drainage would comply with MCC 23.18 (Urban Runoff Pollution Prevention Code). Discharge into a watercourse is prohibited pursuant to MCC 23.18.094. You may refer to the Marin County Stormwater Pollution Prevention Program's website, www.mcstoppp.org, for more information.
12. **Non-County Maintained Road:** Remove all references to Encroachment Permits. This road is not a County maintained road.

-END-



VIA ELECTRONIC MAIL

January 30, 2025
Service No. 33817 & 63290

Marin County Planning Dept.
3501 Civic Center Dr. #308
San Rafael CA 94903

RE: WATER AVAILABILITY – Single Family Dwelling w/ Accessory Dwelling Unit - Detached
Assessor's Parcel No.: 176-260-72
Location: 71 West Oak Knoll, San Anselmo

Project Description: Addition to existing single family residence.

To Whom It May Concern,

The District has the following comments on this project:

- The proposed project will not impair the District's ability to continue service to this property.
- The purchase of additional water entitlement for the property is required.
- The installation of a new water service is required.
- The proposed project is not within the District's service area.

Compliance with all indoor and outdoor requirements of District Code Title 13 – Water Conservation is a condition of water service. Indoor plumbing fixtures must meet specific efficiency requirements. If you are pursuing a landscaping project subject to review by your local planning department and /or subject to a city permit, please contact the district water conservation department at 415-945-1497 or email to plancheck@marinwater.org. More information about district water conservation requirements can be found online at www.marinwater.org

Should backflow protection be required, said protection shall be installed as a condition of water service. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at 415-945-1558.

If you have any questions regarding this matter, please contact us at (415) 945-1530.

Sincerely,

Louis Cacho

Louis Cacho
Engineering Technician

LC:wm

From: PDavid11@comcast.net
To: [Megan Alton](#)
Subject: Update Notice RE: 71 W Oak Knoll Permits
Date: Friday, January 31, 2025 1:00:13 PM

You don't often get email from pdavid11@comcast.net. [Learn why this is important](#)

Hello Megan,

We received a card in the mail regarding Design Review for retroactive approval of the retaining wall and addition of 2,949 feet to 71 W Oak Knoll. I'm realizing our exchanges years ago were really about 61 West Oak Knoll, which I and the neighborhood still have frustrations with given the eyesore nature of the design and lack of landscaping to minimize it.

Regarding the 6 acre parcel at 71 West Oak Knoll, it's interesting that they want a retroactive approval for the driveway retaining wall. I'm guessing it's because they destroyed a very large and interesting rock outcropping to install that wall, and didn't want any design review before doing so. I mentioned that in emails sent years ago below. They brought in a massive piece of equipment to do that, and it was loud. Not really in our primary line of sight, but neighbors at the end of Timothy expressed more frustration with that loss.

As for the addition of footage, the existing house is tucked back on the property and any addition there shouldn't be visible to anyone.

Circling back to now what I know as 61 West Oak Knoll, they have done extensive work to landscape the northeast side of the property where the driveway is but nothing below or on the southwest side that would mitigate the harshness of house. They have also installed some type of white plastic tank into the hillside that's any eyesore. Have no idea what that is, and thought it was another piece of plastic tarp they tend to leave on the hill, but it seems that should require a permit and be covered by vegetation. They brought in heavy equipment to reshape the hill and install retaining walls around their driveway. If they required a permit and design review for that, it would have been nice to require full landscaping to mitigate the overall visual impact.

They have enough space to plant trees that aren't close to the house, given you mentioned fire concerns earlier, and certain trees are fire resistant like Oaks.

It would be helpful if you could note to the owner that such landscaping would be appreciated and camouflaging the ugly plastic tank would be nice as well.

Thanks,

Peter

From: PDavid11@comcast.net <PDavid11@comcast.net>

Sent: Saturday, April 9, 2022 7:59 AM
To: 'Alton, Megan' <MAlton@marincounty.org>
Subject: Status? RE: 71 W Oak Knoll Permits

Hello, Megan,

Amazingly the construction at 71 Oak Knoll is still ongoing, although it seems they are getting closer to completion.

The house is rather large and along with the wall referenced back in 2019 it remains a bit of an eyesore to the entire Oak Springs area that sees it. Is there any requirement to soften the look with landscaping? Also, the current siding is a dark grey and I'm hoping that is some sort of underlayment that will be covered or painted with a softer look that blends with the hillside.

Anyway, all the neighbors continue to comment on the house – so thought I'd check in with you.

Frustratingly, the house just above 71 Oak Knoll destroyed a lovely large rock formation to extend the concrete wall to their property. Would think something like that would require a permit and review.

Best,

Peter

From: Alton, Megan <MAlton@marincounty.org>
Sent: Wednesday, February 20, 2019 3:40 PM
To: Peter David <PDavid11@comcast.net>
Subject: RE: 71 W Oak Knoll Permits

Hi Peter,

Thank you for the picture. The retaining wall is for the road widening that was required by the Fire Department. I cannot require additional landscaping if it was not discussed in the Design Review Decision. You could discuss with the owner the installation of vegetation near the retaining wall. I do recall the Fire Department being fairly strict with keeping defensible spaces around the home, so that may limit the installation of trees. Andy or the architect would know more about the defensible spaces and ability to landscape.

I do recall before going out on maternity leave in May the owner was trying to obtain building permits. Construction could last a couple years but Andy would have a better estimate than I do.

Thank you,

Megan Alton
PLANNER

From: Peter David <PDavid11@comcast.net>
Sent: Wednesday, February 20, 2019 7:21 AM
To: Alton, Megan <MAAlton@marincounty.org>
Subject: RE: 71 W Oak Knoll Permits

Thanks, Megan.

Attached is a photo of the site I just took this morning, from our deck. This is what we see from our house, and it can be seen from any house in the Oak Springs neighborhood. You don't mention any landscaping in front of the wall, and as you can see it's an ugly eyesore. Can the county require some mitigation of this by planting vines that run along the wall and/or bushes and trees to break it up. It dwarfs the houses in the foreground.

I hope the landscaping includes trees around the home.

I'll not worry about construction safety, as our home is not threatened, but digging a large hole in the hillside in the middle of winter is an odd scheduling.

The construction has been dragging on for some time. I believe they started work in August/September.

Thanks,

Peter

From: Alton, Megan [<mailto:MAAlton@marincounty.org>]
Sent: Tuesday, February 19, 2019 12:38 PM
To: Peter David <PDavid11@comcast.net>
Subject: RE: 71 W Oak Knoll Permits

Hello Peter,

What you are seeing could be the widening of West Oak Knoll from 12 feet to 20 feet wide and/or the parking deck. I recall landscaping being proposed around the parking deck and the owner agreed to landscaping around the home. Landscaping is usually not planted until the end of construction.

If you feel there are construction safety concerns please contact Code Enforcement. They can go out to the site to ensure the appropriate construction methods are taking place. cda-codeenforcement@marincounty.org

Thank you,

Megan Alton
PLANNER

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6235 T
415 473 7880 F
malton@marincounty.org

From: Peter David <PDavid11@comcast.net>
Sent: Friday, February 15, 2019 10:59 AM
To: Alton, Megan <MAAlton@marincounty.org>
Subject: RE: 71 W Oak Knoll Permits

Hello, Megan,

Was the huge concrete retaining wall permitted for the current construction on W Oak Knoll? I'm estimating it's 100 feet or more long and six or eight feet tall. It appears to have been built to create parking space along W Oak Knoll adjacent to the house being constructed, but from any view it's a glaring eyesore.

If so, is there a requirement that they mitigate the eyesore in some way by planting foliage to cover it up??

Have also been surprised by the massive hole they dug, and just dumped the tailings over the hillside. I'm guessing that will ultimately result in the house being lower to grade level, but what will happen to all of the soil now piled up? Good thing none of it has resulted in a slide from that open pit in the rain.

Would you mind letting me/us (the whole neighborhood of Oak Springs that has to view this ugliness) if the county has required planting of shrubs, trees, vines to hide the eyesore of a retaining wall and also to break up the lines of the house when it's done?

Thanks,

Peter

From: Alton, Megan [<mailto:MAAlton@marincounty.org>]
Sent: Monday, November 6, 2017 8:05 AM
To: Peter David <PDavid11@comcast.net>
Subject: RE: 71 W Oak Knoll Permits

Hi Peter,

I have received your comments and will take them into consideration.

Megan Alton

PLANNER

From: Peter David [<mailto:PDavid11@comcast.net>]

Sent: Friday, November 03, 2017 8:15 AM

To: Alton, Megan <MAAlton@marincounty.org>

Subject: 71 W Oak Knoll Permits

Greetings, Megan,

We live in the Oak Springs neighborhood of San Anselmo, on Timothy Drive (#12), and can see the story poles for the proposed new home on 71 W Oak Knoll from our house. The existing house structures on that large lot are not visible to anyone in the neighborhood, nor do they impose visually on the ridgeline just above the lot.

The proposed structure is visually imposing from all angles in the area, and I really don't understand why the new owners feel compelled to push the structure to the outer edge of the property to have it stand out in such a glaring way.

The removal of so many heritage Oaks to achieve their purpose is also disconcerting, as the existing home sites on the lot do not seem to be overgrown with trees.

The combination of tree removal and building such a large structure in an unnecessarily visible location doesn't seem to balance the needs/desires of the owner with reasonable consideration for the community.

If you can influence the plans to place the new home where the existing house structures are placed, or at least to a point where the new structure does not loom over the Oak Springs neighborhood and blatantly jump out visually against the ridgeline that would be greatly appreciated.

I walked to the lot the other day, and really don't understand why they even want the house located right on the road when they have so much land to work with. Having the massive thirty foot tall structure located in the natural bowl of the lot, where the current house is located, would provide them with a cozy location and avoid imposing on everyone else. That location would seem to have a similar view and sun exposure, and avoid destroying heritage Oaks.

Thanks for your consideration.

All the best,

Peter

Peter David
12 Timothy Drive
San Anselmo, CA 94960

415-233-1600

Email Disclaimer: <http://www.marincounty.org/main/disclaimers>

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