

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. 25-103

A RESOLUTION APPROVING THE COMMUNITY LAND TRUST ASSOCIATION OF WEST MARIN COASTAL DEVELOPMENT PERMIT, COASTAL ZONE VARIANCE, AND CEQA EXEMPTION

60 THIRD STREET, POINT REYES STATION
ASSESSOR'S PARCEL: 119-226-13

SECTION I: FINDINGS

1. **WHEREAS**, Tom McCafferty, on behalf of the property owner, Community Land Trust Association of West Marin, has submitted a Coastal Development Permit and Coastal Zone Variance application to construct a 186-square-foot detached Accessory Dwelling Unit (ADU), a new onsite wastewater treatment system, and a new exterior stairwell within the front setback zone of a developed property that would provide access to the primary dwelling located on the second story of the existing primary structure. The property is located at 60 Third Street in Point Reyes Station and is further identified as Assessor's Parcel 119-226-13.

The 186-square-foot detached ADU would reach a maximum height of 13 feet, 5 inches above the surrounding grade, and would have the following setbacks: eight feet from the northern front property line, 42 feet, 6 inches from the eastern side property line, five feet from the western side property line, and 61 feet from the southern rear property line. The proposed ADU would result in a building area and floor area of 2,067 square feet and a floor area ratio of 36 percent on the 5,792-square-foot lot. The proposed onsite wastewater treatment system would include a 1,200 septic tank, a 1,200-gallon recirculation filter, an 810-gallon sump tank, and a new leach dispersal field that would have the following setbacks: 55 feet from the northern front property line, five feet from the eastern side property line, five feet from the western side property line, and five feet from the southern rear property line.

The new exterior stairwell would be located within the front setback zone and would provide access to the primary dwelling on the second story of the existing structure. The proposed stairwell would reach a maximum height of nine feet above the surrounding grade and would have the following setbacks: two feet, one inch from the northern front property line, 16 feet from the eastern side property line, 29 feet from the western side property line, and 95 feet from the southern rear property line.

Various site improvements would also be entailed in the proposed development, including increasing the height of the subfloor within the residence by one foot, six inches, decreasing the height and pitch of the roof to a maximum height of 25 feet above the surrounding grade, a new enclosed storage area at the back of the house, new entry landings, a new covered porch, and hardscape improvements.

2. **WHEREAS**, on April 17, 2025, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. **WHEREAS**, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1 and Section 15303, Class 3 because the project does not have a significant impact on the environment.

4. **WHEREAS**, the project is consistent with the mandatory findings for Coastal Permit approval (Marin County Local Coastal Program Implementation Plan Section 20.70.070) for the following reasons:

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 subject application is located on property in the historic area of Point Reyes Station and does not include development on a property located between the shoreline and the first public road. The project is consistent with the Marin County Land Use Plan's public coastal access policies (C-PA-2, C-PA-15, C-PA-16), and this finding because the project site is not located near a coastal bluff or beach access and, therefore, would not interfere with or impact existing coastal access.

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).

A review of the California Natural Diversity Data Base, prepared by the California Department of Fish and Wildlife, indicates that no riparian corridors, wetlands, baylands, or woodlands are present on the project site. Further, since the project will occur within the area of the lot that was previously developed, potential effects on biological species are not anticipated with the project. Therefore, 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-10, C-BIO-11, C-BIO-14), and this finding because the project would not substantially alter the margins along environmentally sensitive habitat areas. Furthermore, the project would not involve the irreplaceable removal of groves of trees that provide vital nesting and roosting areas for wildlife.

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).

1. Dune Protection (Marin County Local Coastal Code Implementation Plan Section 20.64.060.A)

No natural dunes exist in the development area or in the immediate surrounding area.

2. Shoreline Protection (Marin County Local Coastal Code Implementation Plan Section 20.64.060.B)

No shoreline protection devices are proposed, altered, or demolished as part of this project.

3. Geologic Hazards (Marin County Local Coastal Code Implementation Plan Section 20.64.060.C)

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 subject property is zoned C-VCR-B2 (Coastal, Village Commercial/Residential – Coastal -B2 Combining District). The VCR zoning district is intended to: maintain the established historical character of village commercial areas; promote village commercial self-sufficiency; foster opportunities for village commercial growth, including land uses that serve coastal visitors; maintain a balance between resident-serving and non-resident-serving commercial uses; protect established residential, commercial, and light industrial uses; and maintain community scale.

The project proposes residential development and related site improvements on a property located outside the mapped village commercial core area, where residential use is the principal permitted use. Therefore, this finding does not apply because the project proposes residential use and does not entail agricultural, or mariculture uses.

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).

The applicant of the project will be required to obtain a will-serve letter from the North Marin Water District prior to the issuance of a project building permit. Additionally, the applicant provided a preliminary grading and drainage plan, which the Department of Public Works, Land Development Division reviewed and found acceptable. Therefore, the project is consistent with the LUP Water Resources policies (C-WR-1, C-WR-2, C-WR-4, C-WR-6, and C-WR-7) because the project will be further reviewed for compliance with all standards related to water quality and stormwater control to ensure it 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.

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).

Development on the subject property and in the surrounding neighborhood is governed by the standards of the C-VCR-B2 (Coastal, Village Commercial/Residential – Coastal -B2 Combining District) zoning district, which establishes the following standards: minimum lot area of 10,000 square feet, front setback of 25 feet, side setbacks of 10 feet, rear setback equal to 20 percent of the lot depth to a maximum of 25 feet, a maximum height limit of 25 feet for primary structures, and a maximum floor area ratio (FAR) of 30 percent.

The project proposes a 186-square-foot detached Accessory Dwelling Unit (ADU), a new onsite wastewater treatment system, and a new exterior stairwell within the front setback of a developed property that would provide access to the primary dwelling unit located on the second story of the existing primary structure. The applicant requests a Coastal Zone Variance to the front setback standard established by the governing C-VCR-B2 zoning district to allow an exterior stairwell to be built two feet, one inch from the northern front property line when the governing zoning district requires the exterior surface of certain structures to be set back 25 feet from the front property line.

The project would not disrupt significant views of the ocean or scenic coastal areas, as it is not highly visible from public viewing areas and will be located in a developed, historic area of Point Reyes Station. Further, the project does not entail the removal of a substantial number of mature, native trees, and conditions of approval will require that exterior lighting be shielded and downcast and that the height of the primary structure and setbacks of proposed improvements, including the exterior stairwell and accessory dwelling unit are verified during construction, consistent with the codified standards for Outdoor Construction Activities provided in Section 22.20.040 of the Marin County Development Code.

Lastly, the project would be consistent in scale, design, and materials to other projects in the surrounding community. Therefore, the project is consistent with the LUP Community Design policies (C-DES-1, C-DES-2, C-DES-3, C-DES-4, C-DES-7, C-DES-8), and this finding because the project is compatible with surrounding development, protects visual resources, conforms to the height limit for structures, minimizes exterior lighting, and would not require the removal of a substantial number of mature, native trees.

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).

As discussed above, the project site is developed with an existing single-family residence in an area of Point Reyes Station that features a mix of residential and commercial uses and structures. The project proposes a 186-square-foot detached Accessory Dwelling Unit (ADU), a new onsite wastewater treatment system, and a new exterior stairwell within the front setback zone of a developed property that would provide access to the primary dwelling located on the second story of the existing primary structure.

Data on file with the Marin County Assessor's Office indicates that the existing primary structure was built around 1912, which pre-dates the Local Coastal Program and the requirements of the governing C-VCR-B2 zoning district. The project proposes to modify the existing non-conforming residence by remodeling the interior, altering points of access, demolishing an enclosed deck, altering the interior ceiling height, and decreasing the exterior height and pitch of the roof. The project does not entail floor area additions to the primary

structure that would expand the non-conformity. However, the project requires a new unconditioned exterior stairwell to access the upstairs unit, which would maintain a setback of two feet, one inch from the northern front property line, whereas the governing zoning district requires a minimum setback of 25 feet (19 feet with allowed projections) from the front property line. A reduced setback would permit an unconditioned exterior stairwell to access the upstairs unit, allowing a lawfully established non-conforming structure to be improved and maintained, providing acceptable access to an additional unit of housing in Point Reyes Station. Further, the project would not result in the reduction of residential units or convert a residential property to a commercial use; rather, the project would support residential uses and character by providing additional residential units in the coastal village of Point Reyes Station.

The proposed structures and use of the property are principally permitted and consistent with the governing C-VCR-B2 (Coastal, Village Commercial/Residential – Coastal -B2 Combining District) zoning district and the C-NC (Neighborhood Commercial/Mixed Use) Land Use Designation established to encourage smaller-scale retail and neighborhood and visitor-serving office and service uses in conjunction with residential development oriented toward pedestrians and located in close proximity to residential neighborhoods. Further, a condition of project approval will require that exterior lighting comply with the Land Use Plan Policy C-PRS-6 (Lighting) and the height of proposed improvements comply with C-PRS-5 (Criteria for New Development in Point Reyes Station).

Therefore, the project is consistent with LUP Community Development Policies (C-CD-1, C-CD-2, C-CD-14, C-CD-20), the LUP Point Reyes Station Community Specific Policies (C-PRS-1, C-PRS-5, C-PRD-6), and this finding because the project would entail residential development that would maintain a mix of residential uses and structures in Point Reyes Station, conform to the 25-foot height limit and lighting standards, and provide affordable units located near other residential development, neighborhood retail, and service uses.

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 required by the County's Building and Safety Division before the issuance of a building permit. Therefore, the project is consistent with the LUP energy policies (C-EN-1, C-EN-2, and C-EN-3), 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 proposed project would not result in the removal or demolition of low—and/or moderate-income housing. Therefore, it 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 it does not entail the demolition of existing deed-restricted affordable housing and would not decrease the available housing stock in the surrounding community.

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 North Marin Water District (NMWD) provides water to the project site, and the NMWD will provide documentation regarding its capacity to serve the proposed development prior to the issuance of any related Building Permit. 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. Furthermore, the Environmental Health Services (EHS) Division has reviewed the proposed septic system and determined that it is adequately sized to meet the needs of the development.

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 property would continue to be accessed from Third Street in Point Reyes Station, a County-maintained Road, and the project does not entail 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 substantial 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).

Data on file with the Marin County Assessor indicates that the primary dwelling on the subject property was constructed in 1912. Consistent with the Historic and Archeological Resources policies in the Land Use Plan and in consideration of the proposed scope of work, a historic study was requested.

The applicant submitted a Historic Resource Evaluation, prepared by Mark Hulbert, Preservation Architect, dated October 7, 2024, that evaluated the subject property “based on the historical resources criteria of the California Register of Historical Places (CR)... in order to address the property relative to California and, specifically, under the California Environmental Quality Act (CEQA), wherein the identification of historic resources are required of jurisdictions in the context of their discretionary permit authority.”

The subject residence, “built in the 1910s” is described as “a very modest residence that has also been definitively and not carefully altered” throughout time. It is further described as an “extant house” and includes “1-story over a finished basement level” with a rectangular shape,” a hipped roof, and a recessed porch along the front elevation. In terms of character and design, it was determined that “the building itself lacks any distinctive period design or construction character.”

Even though there have been previous historic efforts to identify potential historic structures in Point Reyes Station, “none have to date been identified eligible for the National or California

registers or identified as “historic resources” under the California Environmental Quality Act (CEQA).” In consideration of all residential buildings in Point Reyes Station, the evaluation determined that “the subject residential building has the least historical potential of any of the buildings on its block (with the one exception of the landlocked building at the block’s center).”

The evaluation by Mark Hulbert concluded that “the existing residential property and building at 60 Third St. in Point Reyes Station, Marin County, do not meet any criteria for listing on the CR, neither is the site and structure located in or near an identified CR listed historic district, nor would this residential resource qualify as a contributor to any potential future CR eligible historic district.” Further, a review of the Marin County Archeological Sites Inventory indicates that the subject property is not located in an area of archeological sensitivity and is surrounded by developed properties. As required by the Marin County Code, in the event archeological or paleontological resources are uncovered during construction, all work shall immediately cease, and the services of a qualified consulting archaeologist be engaged to assess the value of the resource and to develop appropriate mitigation measures.

Therefore, the project is consistent with the LUP historical and archaeological resources policies (C-HAR-2, C-HAR-6, C-HAR-8), and this finding because the building is not a structure of special character or visitor appeal and the project 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 subject application proposes residential development and improvements on a developed lot in Point Reyes Station where development is governed by the C-VCR-B2 (Coastal, Village Commercial/Residential – Coastal -B2 Combining District) zoning district and the C-NC (Neighborhood Commercial/Mixed Use) Land Use Designation. The subject property is within the Local Coastal Program’s (LCP) mapped Historic Area and Village Limit for Point Reyes Station; however, the subject property is not located in the Commercial Core of Point Reyes Station as identified in the LCP. Consistent with the goals for mixed uses in coastal village commercial/residential zones, the project would add two additional residential accessory dwelling units, a principal permitted use outside of the commercial core area. The project would promote a mix of residential housing types among existing commercial uses in the C-VCR zoning district, maintaining the established character of village commercial areas.

The project would occur entirely on private property within a zoning district where residential uses are the principal permitted use outside of the mapped village commercial core area of the C-VCR district in Point Reyes Station. 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, involves the maintenance and repair of an existing residential structure, 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.

5. WHEREAS, the project is consistent with the mandatory findings for Coastal Zone Variances (Marin County Local Coastal Program Implementation Plan Section 20.70.150.B).

- A. There are special circumstances unique to the property (e.g., location, shape, size, surroundings, or topography), so that the strict application of this Coastal Zoning Code denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts. It will properly and adequately perform or satisfy its functional requirements without being unsightly or creating substantial disharmony with its locale and surroundings;**

As discussed above in the Historical and Archaeological Resources finding, the subject residence was constructed in the early 1910s – according to Assessor records, in 1912 – prior to the establishment of the Coastal Act, the Local Coastal Program, and local zoning regulations. As such, the structure is an established non-conforming residence that is proposed to be maintained and improved by increasing the height of the subfloor within the residence by one foot, six inches, decreasing the height and pitch of the roof to a maximum height of 25 feet above the surrounding grade, constructing new entry landings, a new covered porch, and a new exterior stairwell that would be located within the front setback zone.

The existing residence is accessed by a non-conforming stairwell, and the project proposes an improved stairwell that will conform to the current building code and accessibility requirements. The stairwell is required to provide access to the primary dwelling located on the second floor of the structure and is the only project component triggering a Coastal Zone Variance because the proposed stairwell would have a setback of two feet, one inch from the northern front property line, when today's zoning regulations enforce a 25-foot development setback from the front property line, and no less than 19 feet, consistent with the allowed projections into setbacks provided in Table 3-1, Section 20.64.045 of the Coastal Zoning Code.

The subject property has a lot area of 5,792 square feet when the C-VCR-B2 zoning district establishes a minimum lot size of 10,000 square feet. Additionally, the overall buildable area of the lot, where potential stairwell alternatives could exist, is constrained by the location of the detached accessory dwelling unit and the onsite wastewater treatment system, which would significantly occupy the undeveloped area in the rear of the property. The stairwell is necessary to meet health, safety, and accessibility requirements. While the proposed stairwell would be larger than the existing non-conforming stairwell, it would be built to current standards and finished with a standard railing and hardboard lap siding, materials that are appropriate and similar to those used in adjacent residential properties.

If the stairwell were proposed in an alternate location that would conform to setbacks, the layout of the residence would need to be substantially altered to accommodate an entrance from the western side or the southern rear elevation of the structure, which is not feasible given the location of other improvements and the expansive area encumbered by the onsite wastewater treatment system in the rear of the property.

As discussed above, the subject non-conforming residence was constructed in the early 1910s, prior to the establishment of the Coastal Act and local zoning regulations. Due to site constraints, and non-conforming lot size, the strict application of this Coastal Zoning Code would deny the property owner from reasonably and safely accessing an upstairs dwelling unit by way of an unconditioned exterior stairwell. The stairwell is proposed in the most accessible area of the property, near the existing stairwell, at the front of the property,

where it would adequately satisfy its functional requirements without being unsightly or creating substantial disharmony with its surroundings.

Based on these factors, the strict application of the required 25-foot front yard setback would deprive property owners of their ability to reasonably maintain, improve, and access an existing non-conforming structure, thereby preventing the accommodation of safe, affordable, and accessible units in the Coastal Zone of Marin County, specifically in Point Reyes Station.

- B. Granting the Variance may only provide relief from standards relating to height, floor area ratio, and yard setbacks, and does not grant relief from the use limitations, minimum lot size, density requirements, or any other LCP requirements, governing the subject development.**

Granting this Coastal Zone Variance would only provide relief from the front yard setback standard established by the governing C-VCR-B2 zoning district.

- C. Granting the Variance does not result in special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the real property is located.**

Except for the two-foot, one-inch setback from the northern front property line to the exterior surface of the stairwell, development on the subject property would conform to all other objective standards established by the C-VCR-B2 zoning district. The proposed location of the stairwell would enable the construction of a detached accessory dwelling unit and the installation and operation of a conforming onsite waste treatment system in the rear of the property while respecting the setback constraints from systems on neighboring properties. Granting a front setback Variance to construct an unconditioned exterior stairwell for the sole purpose of providing safe and reasonable access to an upstairs residential unit does not result in special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the real property is located.

- D. Granting the Variance will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.**

With the exception of the proposed stairwell not conforming to the front yard setback requirement, the project would conform to all other objective development standards established by the C-VCR-B2 zoning district and all applicable LCP requirements and policies. The granting of a variance to the 25-foot front yard setback requirement would enable the relocation and reconstruction of an exterior stairwell in the front setback zone of the subject property, ensuring safe access to the upper level of the existing non-conforming structure.

For the reasons described above, the granting of a Coastal Zone Variance to allow a reduced front yard setback of two feet, one inch from the northern front property line would not be detrimental to the public interest, health, safety, convenience or welfare of the County or injurious to the property or improvements in the vicinity and zoning district in which the real property is located. The project would also be subject to review and compliance with the most current California Building Code and must meet all Department

of Public Works requirements for parking, access, and construction management before a building permit is issued. Therefore, the project is consistent with this finding.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Deputy Zoning Administrator 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.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Community Land Trust Association of West Marin Coastal Development Permit, Coastal Zone Variance, and CEQA Exemption subject to the conditions as specified below:

CDA-Planning Division

1. This Coastal Development Permit and Coastal Zone Variance approval authorizes the construction of a new 186-square-foot detached Accessory Dwelling Unit (ADU), installation of a new onsite wastewater treatment system, and construction of a new exterior stairwell within the front setback zone that would provide access to the primary dwelling located on the second story of the existing primary structure on a property developed with an existing residence located in the unincorporated community of Point Reyes Station.

The 186-square-foot detached ADU shall reach a maximum height of 13 feet, 5 inches above the surrounding grade, and shall have the following setbacks: eight feet from the northern front property line, 42 feet, 6 inches from the eastern side property line, five feet from the western side property line, and 61 feet from the southern rear property line. The authorized ADU and modifications to the existing residence shall result in a building area and floor area of 2,067 square feet and a floor area ratio of 36 percent on the 5,792-square-foot lot. The authorized onsite wastewater treatment system shall include a 1,200 septic tank, a 1,200-gallon recirculation filter, an 810-gallon sump tank, and a new leach dispersal field that shall have the following setbacks: 55 feet from the northern front property line, five feet from the eastern side property line, five feet from the western side property line, and five feet from the southern rear property line. The authorized stairwell shall reach a maximum height of nine feet above the surrounding grade and shall have the following setbacks: two feet, one inch from the northern front property line, 16 feet from the eastern side property line, 29 feet from the western side property line, and 95 feet from the southern rear property line.

Various site improvements are also entailed in the authorized development, including increasing the height of the subfloor within the residence by one foot, six inches, decreasing

the height and pitch of the roof to a maximum height of 25 feet above the surrounding grade, new entry landings, a new covered porch, and hardscape improvements.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Alterations & Additions to existing single family dwelling," consisting of 18 sheets prepared by Stephen Antonaros, received in final form on February 10, 2025, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall modify the project to conform to the following requirements:

- a. On the site plan, provide a roof plan overlaid on the topographic contours and include roof corners and ridgeline elevations. In those instances where natural grade no longer exists, an interpolation of natural grade based on surrounding grade shall be shown in dashed contour lines.
 - b. The height limit notated in the plan set shall be updated to be consistent with the 25-foot height limit established by the governing C-VCR-B2 zoning district.
 - c. The primary structure shall not exceed 25 feet above grade, where grade shall be the elevation of the natural or finished grade at the exterior of the structure, whichever is more restrictive, and the elevation of the natural grade within the footprint of the structure. The roof plan, sections, and building elevations shall confirm the height of the structure conforms to the height limit.
 - d. Plans shall be internally consistent and remove references to figures or diagrams (elevations, sections) that show dimensions, heights, and areas of prior project iterations.
 - e. Exterior light fixtures shall be mounted at low elevations (eight feet or less) and fully shielded to direct lighting downward and be the minimum necessary for public safety, consistent with LUP Policy C-PRS-6 (Lighting).
3. Unless a public emergency services provider recommends otherwise or unique circumstances necessitate a change, the street address for the attached ADU shall be 60 A Third St., Point Reyes Station, and the detached ADU shall be 60 B Third St., Point Reyes Station.
 4. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2025" with respect to all of the standard conditions of approval.

SECTION IV: VESTING

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within two 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.

SECTION V: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and the required fee must be submitted to the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than ten business days from the date of this decision (May 1, 2025).

This Coastal Development Permit complies with the procedures outlined in Marin County Coastal Zoning Code Section 20.70.030(B)(4) and is not appealable to the California Coastal Commission pursuant to Marin County Coastal Zoning Code Section 20.70.080(B)(1).

SECTION VI: ADOPTION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the seventeenth day of April 2025.

Megan Alton

Megan Alton

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:

Michelle Reed

Michelle Reed
DZA Recording Secretary