MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION
Frentzen Family Trust Floating Home Exception

Decision:	**Approved with Conditions**
Date:	**November 9, 2026**

Project ID No:	P6485	Applicant(s):	Samina Saude
		Owner(s):	Frentzen Family Trust
		Assessor's Parcel No(s):	901-020-34
		Property Address:	35 Liberty Dock, Sausalito
		Project Planner:	Megan Alton 415-473-6235 Megan.alton@marincounty.gov
		Signature:	Megan Alton
Countywide Plan Designation:		FH (Floating Home)	
Community Plan Area:		Richardson Bay Special Area Plan	
Zoning District:		RF-BFC (Residential, Floating Home Marina and Bay Front Conservation)	
Environmental Determination:		CEQA Guidelines Section 15301, Class 1	

PROJECT SUMMARY

The applicant requests Floating Home Exception approval for the installation of railings and a new spiral staircase for the creation of a new roof top deck on an existing floating home on Liberty Dock. The roof top deck would include a 42-inch-high guardrail railing. The existing floating home is 16 feet 11 inches above the water line; adding the spiral staircase and 42-inch-high guardrails would increase the height of the existing floating home to 20 feet 5 inches. The proposed improvements would be contained within the footprint of the existing floating home and would have the following setbacks: 19 feet from the adjacent floating home to the north; 19 feet from the adjacent floating home to the south; and 10 feet from Liberty Dock.

Floating Home Exception approval is required pursuant to Marin County Development Code Section 22.32.075.

COUNTYWIDE PLAN CONSISTENCY

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.

B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.

C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.

D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.

E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.

F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.

G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.

H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.

I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

COMMUNITY PLAN CONSISTENCY

The proposed project is consistent with the Richardson Bay Special Area Plan for the following reasons:

A. The project is consistent with Residential Vessels and Floating Structures Policy 1 because the floating home would be located moored in a berth in an approved marina and is in compliance with local codes.

B. The project is consistent with Residential Vessels and Floating Structures Policy 4 because the floating home would not be primarily used for commercial or industrial activities.

DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Floating Home Exception (Marin County Code Section 22.46.040.A)

A. The requested exception will not adversely or substantially diminish:

1. Light and ventilation to floating homes berthed adjacent to the proposed floating home.

The addition of a spiral staircase and roof top railing would not adversely or substantially diminish light and ventilation of adjacent floating homes because the staircase includes metal railings that have a slender profile and the roof top railings would be stainless steel cable rods. Both which allow light to pass through. As required by Marin County Code Section 22.32.075.B.2 the staircase and railings are more than 10 feet from adjacent floating homes. Therefore, light and ventilation to floating homes berthed adjacent would not be adversely or substantially diminished with the project.

2. Existing views and/or view corridors enjoyed by owners or tenants of neighboring or adjoining floating homes and floating home sites. The term "neighbor" is not to be construed to mean the owners or occupants of land-based properties or improvements.

The primary views of the surrounding neighbors would not be adversely affected by the staircase and railing because it would comply with the minimum separation required by code. Further, State Route 101 is unsightly and is a source of substantial amount of light pollution, adversely affecting the floating homes in the area. Primary views towards the shore from the marina face the ridgeline west of the highway and Mt. Tamalpais, which is northwest of the marina. The spiral staircase and roof top railing would not affect the neighbors' primary views because of the slender profile of the railing and transparent nature of the elements.

B. The size of the requested exception is:

1. Comparable and compatible with the size of neighboring floating homes.

Floating homes in the area of the subject dock are various sizes, heights, colors, and architectural styles. Several floating homes surrounding the subject berths exceed the maximum height normally allowed and include roof top decks with spiral staircases and roof top railings. The proposed spiral staircase and roof top railings installed onto an existing floating home would be consistent with the existing development patterns found at Liberty Dock because several other floating homes also exceed the maximum limits and include similar modifications.

The existing floating home is 16 feet 11 inches. With the installation of the proposed spiral staircase and roof top railings the height of the structure would increase to 20 feet 5 inches, where a maximum height of 16 feet is required pursuant to Marin County Code Section 22.32.075.B.1. However, the proposed height is comparable to other floating homes within the vicinity reaching similar heights above the water line. The floating home with the spiral staircase and roof top railing is proposed to reach a maximum height of 20 feet 1 inches, with the length and width of the floating home remaining unchanged. Though the proposed elements attached to the floating home exceed a prescribed height limit by 4 feet, the

floating home maintains adequate setbacks from the adjacent floating homes and is comparable to other floating homes within the vicinity. Therefore, the project is consistent with this finding.

2. **Will not encroach into any right-of-way, fairway, adjoining berth or any required open space.**

   The proposed spiral staircase and roof top railing would be located on an existing floating home, as such the spiral staircase and roof top railings will not encroach into any right-of-way, fairway, adjoining berth, or any required open space. Therefore, the project is consistent with this finding.

C. The requested exception is the minimum necessary to satisfy the objectives sought by the owner and/or builder of the floating home.

The proposed spiral staircase and roof top railings are modest additions to the existing floating home that would be completely contained within the existing footprint of the floating home. Additionally, the railings would be required for safety purposes. Therefore, the requested exception is the minimum necessary to satisfy the objectives of the proposed project.

D. The requested exception will not result in any detriment to other floating homes in the immediate vicinity of the proposed floating home.

The proposed spiral staircase and roof top railings on the existing floating home would not substantially diminish the views, light, or privacy of the adjacent floating homes because the proposed elements would maintain 19 feet of separation from adjacent floating homes, which is more than required by the governing zoning. Therefore, as further described in Section A.1 and A.2 above, the exception will not result in any detriment to other floating homes in the immediate vicinity.

E. The exception will not result in public health and safety hazards, including applicable fire safety standards.

The exception will not result in public health and safety hazards, including applicable fire safety standards.

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 Floating Home Exception approval authorizes the installation of railings and a new spiral staircase for the creation of a new roof top deck on an existing floating home on Liberty Dock. With the installation of the spiral staircase and railings the floating home shall reach a maximum height of 20 feet 5 inches above the water line and the proximity to adjacent floating homes shall remain unchanged.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Floating Home Roof Deck," consisting of 8 sheets prepared by Samina Saude Design & Consulting, received in final form on August 20, 2026, 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 2026" with respect to all of the standard conditions of approval and the following special conditions: 10.

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 eight business days from the date of this decision (November 20, 2026).

Attachments:

1. Marin County Uniformly Applied Conditions 2026

MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO PLANNING PERMITS

2026

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 Wildlife, 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 60 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 120 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 180 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.