



PLANNING DIVISION TRANSMITTAL

TO: California Coastal Commission
FROM: Immanuel Bereket, Senior Planner
DATE: February 28, 2023
RE: **Norton and Brown Coastal Permit**
215 Birch Road, Bolinas
Assessor's Parcel: 192-172-27, -15 and -07
Project ID P4009 and P4010

PROPERTY OWNER: John Norton and Mary G. Brown
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DECISIONMAKER FOR THIS APPLICATION: Agency Director

PROJECT SUMMARY

The applicant is requesting a Coastal Permit approval to merge three contiguous properties identified as Assessor's Parcel Numbers (APN) 192-172-07, 192-172-15 and 192-172-27 in the unincorporated area of Bolinas, CA. The lots are described below:

Assessor's Parcel Number	Street Address	Existing Area
192-172-07, (historic lots 946 through 950)	Vacant lot along Birch Road, Bolinas	10,000 sq. ft.
192-172-15, (historic lots 969 and 970)	Vacant lot along Cedar Avenue, Bolinas	4,000 sq. ft.
192-172-27, (historic lots 951 through 964, lots 971 through 974, lots 980 through 984, inclusive)	215 Birch Road, Bolinas	26,000 sq. ft.

The property identified as APN 192-172-27 is developed with a single-family residence and detached accessory structures, while APN192-172-07 and 192-172-15 are vacant. All three parcels would be merged to create a new lot.

Coastal Permit approval is required pursuant to Marin County Local Coastal Program, Implementation Section 22.68.030 because the project entails new development in the Coastal Zone as defined in Article VIII, Chapter 22.130.D, Development.

Zoning: C-RA-B2 (Coastal Single-Family, 2-4 units/acre)

Countywide Plan Designation: CSF5 (Rural Residential Coastal Zone)
Community Plan: Bolinas Community Plan/Bolinas Gridded Mesa Plan

For more information on this application, please visit the Planning Division's website at: <http://www.marincounty.org/depts/cd/divisions/planning/projects>. Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates.

AGENCY RESPONSE

In your response to this transmittal, please provide the following information:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency's standards, please list the information that you will need to make this determination.
3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency's standards.
4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

In your response, please indicate whether you would like to impose requirements on the project. We will forward your comments to the applicants/owners so they are aware of your agency's requirements. In some cases, we may incorporate your agency's discretionary requirements into conditions of approval. Please note that conditions of approval for discretionary planning permits may be overturned on appeal to the Planning Commission or Board of Supervisors. We will send you a copy of the final decision if the project is approved.

If you wish to recommend that the application be deemed incomplete, you must provide your request for additional information by March 14, 2023

Please contact me at (415) 473-2755 or ibereket@marincounty.org if you have any questions. Thank you.