



MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
BRIAN C. CRAWFORD, DIRECTOR

MEMORANDUM

TO: Johanna Patri, AICP, Marin County Deputy Zoning Administrator

FROM: Curtis Havel, Senior Planner

RE: Item H4.
Nobmann Coastal Permit and Design Review Clearance
14000 Pt. Reyes-Petaluma Road, Point Reyes
Assessor's Parcel 119-050-14

DATE: September 24, 2009

The Nobmann Coastal Permit and Design Review Clearance application was continued from the Deputy Zoning Administrator hearing of March 11, 2004 to a date uncertain following discussion of possible project modifications which would entail removal of a horse paddock from the stream conservation area (SCA), and relocation of two (out of three) existing farm worker housing units (two recreational vehicle travel trailers [RV trailers]) outside of the SCA.

The Hearing Officer acknowledged the legal, non-conforming status of the location of one farm worker housing unit at the March 11, 2004 hearing based on information related to the manufacturer's date and year of operation/entry (per the Department of Motor Vehicles). The Hearing Officer was prepared to conditionally approve the project contingent upon relocation of the two other farm worker housing units and horse paddock outside of the SCA. However, in response to request from the project applicant, the item was continued to a date uncertain to provide the property owner with additional time to consider relocation of the horse paddock and other two farm worker housing units.

On July 29, 2009, Dave Osborne, representative for the Margaret M. Nobmann Family Trust, submitted project revisions to move two of the three farm worker housing units outside of the SCA, and indicated that the horse paddock has been removed from the SCA. This is consistent with staff's original recommendation for conditional approval contingent upon removal of the agricultural worker housing trailers to a location outside of the SCA.

In light of this new information and its consistency with the findings required to approve a Coastal Permit and Design Review Clearance, staff has prepared a modified resolution recommending approval of the currently proposed project.

Recommendation:

1. Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and adopt the attached modified resolution approving the Nobmann Coastal Permit and Design Review Clearance.

Attachments:

1. Modified Resolution recommending approval of the Nobmann Coastal Permit and Design Review Clearance
2. Letter from Dave Osborn, July 28, 2009

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