

**1. COASTAL PERMIT USE PERMIT AND SECOND UNIT PERMIT
(Project I.D. 2011-0346): LOUIS AND JAN LEE**

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The subject property is located at **3875 Tomales-Petaluma Road, Tomales,** and is further identified as **Assessor's Parcel 102-130-04.**

The project is a proposal to process apples harvested from the existing on-site orchard into apple cider. The 300 square foot storage and processing facility would be located within the existing 1,650 square foot barn. The applicant is proposing to produce approximately 100 gallons of apple cider annually and is not proposing to hire employees to assist with the operation. The cider is proposed to be sold at farmers markets and other local venues; no tasting facilities or retail sales area is proposed on the property. The project also entails conversion of the legally-permitted existing 556 square foot studio into a second dwelling unit. The zoning for this parcel is C-ARP-20 (Coastal, Agricultural, Residential, Planned District, 1 unit per 20 acres maximum density). The subject property is located at **3875 Tomales-Petaluma Road, Tomales,** and is further identified as **Assessor's Parcel 102-130-04.**

In response to the Hearing Officer, staff stated that no additional comments had been received since the issuance of the staff report.

The public testimony portion of the hearing was opened and closed.

The Hearing Officer noted that after making a site visit, it was clear that the project was an excellent fit for the land.

The Deputy Zoning Administrator (DZA) concurred with staff's findings and conditions of approval in the Resolution, and approved the Lee Coastal Permit, Use Permit and Second unit Permit.

The Deputy Zoning Administrator (DZA) informed all parties of interest that this action may be appealed to the Marin County Planning Commission within five (5) working days.