

M E M O R A N D U M

TO: Jeremy Tejrjian, DZA Hearing Officer
FROM: Neal Osborne, Planner
RE: Kirschman Mitigated Negative Declaration, Master Plan Waiver, Coastal Permit, Land Division, and Precise Development Plan (PID 2009-0377)
March 29, 2012 DZA Continued Item from November 17, 2011
DATE: March 21, 2012

On March 21, 2012, staff received additional correspondence from Bridger Mitchell regarding the maximum density limit that applies to property in the C-ARP zoning district. Please see the attached e-mail dated March 20, 2012, letter dated January 25, 2012, and series of e-mails dated, February 28, 2012, February 27, 2012, and January 25, 2012. Mr. Mitchell requests an official Director's interpretation of the C-ARP-5 zoning district and the methodology for calculating the maximum residential density of one unit per five acres during the review of a land division.

Staff previously discussed this issue with Mr. Mitchell after the DZA public hearing on November 17, 2011. Staff's review of the density issue determined that through a Waiver of Master Plan the density would be calculated for the proposal to divide one lot and would not consider the existing second lot and overall gross density of land in common ownership. The division of a 10-acre lot into two lots would meet the one unit per five acres maximum density standard of the C-ARP-5. The consideration of the previously proposed land division evaluated the proposed density in this manner and staff recommended project approval after reviewing the overall effect of the project on the environment and making all required findings for a Mitigated Negative Declaration, Coastal Permit, Land Division, Master Plan Waiver, and Precise Development Plan.

Attachments:

1. Bridger Mitchell e-mail and letter, 3/20/12 and 1/25/12
2. Bridger Mitchell, Curtis Havel, and Tom Lai e-mails, 2/28/12, 2/27/12, and 1/25/12

Copies:

Richard Kirschman
Irving L. Schwartz, ILS Associates, Inc.
Joyce Evans, DZA Secretary
Scott Callow, CDA Environmental Health Services
Michel Jeremias, DPW Land Use and Water Resources
Anita Tyrell-Brown, Bolinas Fire Protection District
Jennifer Blackman, Bolinas Community Public Utility District
Ruby Pap, California Coastal Commission
Cicely A. Muldoon, Point Reyes National Seashore
Gary Arnold, Caltrans
Douglas P. Ferguson
John and Cella O'Connor
Bridger Mitchell