



**NOTICE AND REFERRAL OF PLANNING APPLICATION**

Bolinas Community Land Trust Coastal Permit  
Project ID P2228

The Marin County Planning Division is requesting that organizations and individuals interested in the Bolinas Community Land Trust Coastal Permit provide us with written comments on the project by May 28, 2019. The applicant for the project is Bolinas Community Land Trust, and the properties are located on Overlook Drive, Bolinas, further identified as Assessor's Parcel 192-061-11, 12, & -13.

The applicant requests Coastal Permit approval to construct a new 1,550 sq. ft. single-family residence and a detached 1,145 square feet Accessory Dwelling Unit on a vacant property in Bolinas. The proposed development would result in a floor area ratio of 11 percent on the 23,958 square foot lot. The proposed main residence would reach a maximum height of 13 feet nine inches above surrounding grade and the exterior walls would have the following setbacks: 25 feet from the west front property line; 10 feet from the north side property line; 48 feet from the east rear property line; 30 feet from west front property line; and more than 100 feet from the south side property line. The proposed Accessory Dwelling Unit would have the following setbacks: 27 feet from the west front property line; 95 feet from the north side property line; 92 feet 3 inches from the south side property line; and approximately 52 feet from the east rear property line. The project also includes various site improvements, including a septic system, and creating 5 off-street parking spaces.

For more information about the Plath Coastal Permit, please visit the Planning Division's website at: [https://www.marincounty.org/depts/cd/divisions/planning/projects/bolinas/bolinas-community-land-trust\\_cp\\_p2228\\_bo](https://www.marincounty.org/depts/cd/divisions/planning/projects/bolinas/bolinas-community-land-trust_cp_p2228_bo) (or by searching for "Bolinas Community Land Trust Coastal Permit"). 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. Hard copies of all of the application materials, including project plans and any technical reports, are available at the Planning Division's public service counter, which is normally open from 8 AM until 4 PM, Mondays through Thursdays.

May 7, 2019

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