



INTERAGENCY REFERRAL OF PLANNING APPLICATION

Bolinas Community Land Trust Coastal Permit, Design Review and Use Permit
Project ID P2835

July 9, 2020

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Bolinas Community Land Trust Coastal Permit, Design Review and Use Permit provide us with written comments on the project by July 20, 2020. The applicant for the project is the Bolinas Community Land Trust, and the property is located at 31 Wharf Road, Bolinas and is further identified as Assessor's Parcel 193-061-03.

Project Description:

The proposed project consists of the construction of a 10,288-square-foot mixed used development consisting of 8,649 square feet of affordable housing units (a total of 8 units) and 1,639 square feet of commercial area, in Bolinas. The proposed project would result in a floor area ratio of 16.5-percent on the 101,150-square-foot lot and would reach a maximum height of 29 feet. The proposed development would maintain the following setbacks: over 100 feet from the north rear property line, 7 feet from the south front property line, 0 feet from the west side access easement and 0 feet from the east side property line. Other site improvements are proposed including 6,934 square feet of on-site, project-related parking.

The following approvals are required for the project: (1) Use Permit approval is required because the development proposes multi-residential housing in the C-VCR zoning district, in accordance with Marin County Interim Zoning Code Section 22.57.1231(1); (2) Design Review approval is required because the project proposes new structures on a vacant site, pursuant to Marin County Interim Zoning Code Section 22.82.020(I); and (3) Coastal Permit approval is required because the project requires Design Review and Use Permit approval, pursuant to Marin County Interim Zoning Code Section 22.42.020(I).

Zoning: C-VCR (Visitor-serving, commercial, residential)-southern portion of the site; C-RA-B2- (Residential, agricultural)-northern portion of the site
Countywide Plan Designation: C-NC (Neighborhood commercial)-southern portion of the site; C-SF5 (Single family)-northern portion of the site
Community Plan: Bolinas Community Plan

For more information about the Bolinas Community Land Trust Coastal Permit, Design Review and Use Permit please visit the Planning Division's website at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/bolinas/bolinas_community_land_trust_cp_dr_up_p2835_bo

(or by searching for "Bolinas Community Land Trusts Use Permit"). Project plans, technical reports, and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates.

In your response to this referral, 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.

Please contact me at (415) 473-3615 or mlevenson@marincounty.org if you have any questions. Thank you.

Michelle Levenson
Senior Planner