



NOTICE OF MARIN COUNTY BOARD OF SUPERVISORS HEARING
H. Roland Crotts, Trustee of the Crotts 2002 Trust, Appeal of the
Bolinas Community Land Trust (BCLT)
Coastal Permit, Design Review and Use Permit
Project ID P2835

NOTICE IS HEREBY GIVEN that the Marin County Board of Supervisors will consider issuing a decision on the H. Roland Crotts, Trustee of the Crotts 2002 Trust, appeal of the Bolinas Community Land Trust (BCLT) Coastal Permit, Design Review and Use Permit during a public hearing scheduled on Tuesday, June 8, 2021. The applicant for the project is the Bolinas Community Land Trust (BCLT), and the property is located at 31 Wharf Road, in Bolinas, further identified as Assessor's Parcel 193-061-03.

On July 7, 2020, the applicant submitted a Planning Application requesting Coastal Permit, Design Review and Use Permit approval to construct a 10,628-square-foot mixed use development consisting of 8,649 square feet of affordable housing units (a total of 8 units) and 1,639 square feet of commercial area on a vacant lot in Bolinas. The proposed development would result in floor area ratio of 10.15-percent on the 101,150-square-foot lot (2.32 acres) and would reach a maximum height of 33 feet above surrounding grade. The proposed residential component of the project would consist of eight units, all of which would be available for rent to low and very-low income households. The development would be contained in two, two-story structures, with the commercial component located on the first floor of the structure fronting Wharf Road. The residential units would range in size from 847 square feet to 1,174 square feet with the smaller units containing two bedrooms and the larger units containing three bedrooms. A total of four, three bedroom units and four, two bedroom units are proposed.

The exterior walls of the development would have the following setbacks: over 100 feet from the rear, north property line; 5.5 feet from the south, front property line; 0 feet from the east, side property line; and 9.5 feet from the west, side property line. Other site improvements include the construction of 6,934 square feet of on-site, project-related parking. On-site parking would be contained in an underground parking structure as well as in above ground carports. A total of 16 on-site parking spaces are proposed. In addition, four off-site parking spaces along Wharf Road directly in front of the site would be retained/created with the project.

The following approvals are required for the project: (1) Use Permit approval is required because the development consists of multi-family residential housing in the C-VCR zoning district (Marin County Interim Zoning Code Section 22.57.123(I)); (2) Design Review approval is required because new buildings are proposed in the C-VCR zoning district (Marin County Interim Zoning Code Section 22.82.020(I)); and (3) Coastal Permit approval is required because the project requires Use Permit and Design Review approval (Marin County Interim Zoning Code Section 22.42.020(I)).

For more information about the application, please visit the Planning Division's project webpage at:

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

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.

In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom's Executive Order N-29-20, the Board of Supervisors' will not be providing a location for the public to attend the hearing in person. Members of the public may attend and participate in this Board hearing online, using Zoom. To participate in a Board hearing please visit the Board hearings webpage at: <https://www.marincounty.org/depts/bs/meeting-archive> and follow the instructions provided. You can call (415) 473-7331 if you need more information about the hearing.

The time of the hearing will be indicated on the hearing agenda posted on the Board of Supervisors hearing webpage on the Thursday before the hearing. A staff report will be available on the project webpage on Friday, June 4, 2021.

If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written

correspondence delivered to the Community Development Agency, Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

May 26, 2021

Michelle Levenson
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All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.