



**THIRD INTERAGENCY REFERRAL OF PLANNING APPLICATION**  
**Bolinas Community Land Trust Coastal Permit, Use Permit and Design Review**  
Project ID P2835

February 8, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Bolinas Community Land Trust Coastal Permit, Use Permit and Design Review provide us with written comments on the project by February 22, 2021. The property is located at 31 Wharf Road, Bolinas, further identified as Assessor's Parcel 193-061-03. The applicant's name and contact information is provided below.

John Lum Architecture  
henry@johnlumarchitecture.com  
(415) 558-9550

The applicant has modified its previously submitted Coastal Permit, Design Review and Use Permit (originally submitted on June 23, 2020, revised on December 23, 2020 and most recently revised on February 3, 2021). The modified application requests approval to construct a new 10,288-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 a floor area ratio of 16.5-percent on the 101,150 square foot lot and would reach a maximum height of 28 feet above surrounding grade. The exterior walls of the proposed 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. The currently proposed project (as shown on plans received on February 3, 2021) does not propose a domestic water well.

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 (Marin County Interim Zoning Code Section 22.57.123(I)); (2) Design Review approval is required because the project proposes new structures on a vacant site 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 Design Review and a Use Permit (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](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 Trust Coastal Permit, Use Permit and Design Review). 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](mailto:mlevenson@marincounty.org) if you have any questions. Thank you.

Michelle Levenson  
Senior Planner