INTERAGENCY REFERRAL OF PLANNING APPLICATION
College of Marin Coastal Permit, Design Review, and Use Permit
Project ID P2688

October 2, 2020

The Marin County Planning Division is requesting that public agencies with regulatory authority over the College of Marin Coastal Permit, Design Review, and Use Permit provide us with written comments on the project by October 15, 2020. The property is located at 72 Wharf Road, Bolinas, further identified as Assessor's Parcel 193-081-14. The applicant's name and contact information is provided below.

Perkins Eastman Architects
1904 Franklin Street
Oakland, CA 94612

The applicant requests Coastal Permit, Design Review, and Use Permit approval to demolish three existing structures and construct a new 2,416 square foot on a developed lot in Bolinas. The 2,416 square feet of proposed development would result in a floor area ratio of 23 percent on the 10,275 square foot lot.

The proposed building would reach a maximum height of 29 feet above surrounding grade and the exterior walls would have the following setbacks: 25 feet from the northern front property line; 10 feet from the western side property line; 27 feet, 3 inches feet from the eastern side property line; 26 feet, 7 inches feet from the southern rear property line.

Design Review approval is required because the project entails the development of a new building that is not exempt from Design Review as outlined in Section 22.82.020I. Coastal Permit approval is required pursuant to Marin County Code Section 22.56.055I because the project entails improvements to a property located in a Coastal zoning district not otherwise exempt from Coastal Permit requirements.

Additionally, the applicant requests a Use Permit because the structure is to be utilized as an educational building in a residential zone. While the structure was previously used as an educational facility, the use has ceased for more than 6 months and requires a Use Permit as outlined in Section 22.78.020I.

Zoning: C-RA-B2 (Coastal, Residential, Agricultural; 10,000 square foot minimum lot area)
Countywide Plan Designation: C-SF5 (Coastal Single-Family, 2-4 units/acre)
Community Plan: Bolinas

For more information about the College of Marin 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/college_of_marin-_cp_dr_up_p2688_bo (or by searching for "College of Marin Coastal Permit, Design Review, and 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) 473.7173 or kkilgariff@marincounty.org if you have any questions. Thank you.

Kathleen Kilgariff
Planner