



NOTICE OF MARIN COUNTY DEPUTY ZONING ADMINISTRATOR HEARING
Griffith Coastal Permit
Project P2866

NOTICE IS HEREBY GIVEN that the Marin County Deputy Zoning Administrator (DZA) will consider issuing a decision on the Griffith Coastal Permit during a public hearing scheduled on Thursday, October 29, 2020. The applicant for the project is Alethea Patton, and the project is located at the following properties: 45 Nymph Road and 22 Oak Road in Bolinas, further identified as Assessor's Parcels 191-261-24, -25, -02, and -03.

The applicant is requesting Coastal Permit approval to (1) demolish an existing two-bedroom and two-story 1,748.4 square-foot single-family residence on a developed property located at 22 Oak Road, Bolinas, further identified as Assessor's Parcel (APN) 191-261-24; and (2) construct a new 874 square-foot detached accessory structure with a 612 square-foot deck on one building site pending the proposed merger of the properties further identified as APNs 191-261-24, -25, -02, and -03 under a separate application.

The property located at 45 Nymph Road, Bolinas, further identified as APN 191-261-25, is developed with an existing single-family structure and a detached accessory structure, and the proposal does not entail any modifications to these structures.

The 874 square feet of proposed development would result in a floor area ratio of 7.15 percent on a total lot area of 47,997.5 square feet. The proposed building would reach a maximum height of 14 feet above surrounding grade and the exterior walls would have the following setbacks: 136 feet, 7 ¼ inches from the northeastern front property line; 20 feet from the northwestern side property line; 125 feet, 2 1/8 inches from the southeastern side property line; 26 feet, 2 inches from the southwestern rear property line.

Various site improvements would also be entailed in the proposed development, including the construction of a new septic system. The proposed septic system would have the following approximate setbacks: 91 feet from the northeastern front property line; 88 feet from the northwestern side property line; 57 feet from the southeastern side property line; and 101 feet from the southwestern rear property line.

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.

For more information about the Griffith Coastal Permit, please visit the Planning Division's project webpage at: https://www.marincounty.org/depts/cd/divisions/planning/projects/bolinas/griffith_cp_p2866_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. For more information about the DZA hearing, please visit the Planning Division's DZA hearings webpage at <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/dza>.

In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom's Executive Order N-29-20, the DZA 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 DZA hearing online, using Zoom. To participate in a DZA hearing please visit the DZA hearings webpage at <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/dza> and follow the instructions provided.

DZA hearings normally begin at 10:00 AM, but a more precise time will be indicated on the hearing agenda posted on the DZA hearings webpage one week before the hearing. A staff report will be available on the project webpage and the DZA hearing webpage on October 23, 2020.

The decision on this application is appealable to the Planning Commission. In addition, this project is appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. 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 Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

October 8, 2020

Sabrina Cardoza

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Planner



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.