



**INTERAGENCY REFERRAL OF PLANNING APPLICATION**  
**McGee Coastal Permit and Use Permit**  
Project ID P2954

November 23, 2020

The Marin County Planning Division is requesting that public agencies with regulatory authority over the McGee Coastal Permit and Use Permit provide us with written comments on the project by **December 7, 2020**.

The property is located at an undeveloped property with a primary horticulture use further identified as Assessor's Parcel 192-082-37.

The applicant's name and contact information are as follows:

Barry McGee  
[bobmaffews@gmail.com](mailto:bobmaffews@gmail.com)  
415-868-1200

The applicant requests Coastal Permit and Use Permit approval to construct a new 120 square-foot detached accessory structure (greenhouse) on a lot with a primary horticulture use in Bolinas. The proposed detached accessory structure would not entail any plumbing. The 120 square feet of proposed development would result in a building area of 120-square feet on the 4,000 square-foot lot. The proposed building would reach a maximum height of 12 feet above surrounding grade and the exterior walls would have the following setbacks: 70 feet from the northern front property line; six feet from the eastern side property line; 22 feet from the western side property line; and 20 feet from the southern rear property line.

Coastal Permit approval is required pursuant to interim Marin County Code Section 22.56.0551 because the project entails improvements to a property located in a Coastal zoning district not otherwise exempt from Coastal Permit requirements. Use Permit approval is required pursuant to interim Marin County Code Section 22.88.010I.9 because the project entails a detached accessory structure located within the minimum ten-foot side-yard setback required by the governing C-RA-B2 zoning district.

Zoning: C-RA-B2 (Coastal, Residential, Agricultural, 7,500 square-foot minimum lot)  
Countywide Plan Designation: C-SF5 (Coastal, Single-family, Residential, 2-4 units/acre)  
Community Plan (if applicable): Bolinas Gridded Mesa Plan

For more information about the McGee Coastal Permit and Use Permit, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> and refer to the "Bolinas" geographical location. 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) 473-3607 or [scardoza@marincounty.org](mailto:scardoza@marincounty.org) if you have any questions. Thank you.

*Sabrina Cardoza*  
Sabrina Cardoza  
Planner