



M E M O R A N D U M

TO: Immanuel Bereket, Deputy Zoning Administrator
FROM: Sabrina Cardoza, Planner
DATE: January 28, 2021
RE: Deputy Zoning Administrator Hearing of January 28, 2021
Agenda Item 1
McGee Coastal Permit and Use Permit (P2954) and CEQA Exemption

The purpose of this memorandum is to correct information on the staff report and to provide additional correspondence received following the publishing of the staff report.

The staff report refers to the “Property Address” as “A property located along the intersection of Pine and Evergreen Roads, Bolinas”. The property is located along the intersection of Poplar and Evergreen Roads, Bolinas.

Additional correspondence was received as follows:

1. Email from Matthew Lewis, an owner of property at 440 Dogwood Road, Bolinas, dated January 26, 2021 expressing concerns including: that other structures in the surrounding area have been illegally developed with accessory structures intended for agriculture and horticulture but have since been used for other uses; that the subject property owner had previously started the project with a fence and foundation for a studio; that a party had occurred on the subject property in violation of health orders for the Covid-19 pandemic; and that there are no other structures on the property, so the use of the term “Detached Accessory Structure” in the application and project description is unclear. The comment includes a conclusion that the proposed structure will not be used for horticultural purposes as stated on the application, but will be used for a studio, as originally intended, or for some other use.

The issues raised in the public comment were previously raised and have been included and responded to in the staff report. Therefore, staff does not recommend any modifications to the staff report.

Attachments:

1. Email from Matthew Lewis dated January 26, 2021

From: [Matthew Lewis](#)
To: [Cardoza, Sabrina](#)
Subject: McGee Coastal Permit Hearing Project ID P2954
Date: Tuesday, January 26, 2021 12:23:22 PM

Dear, Ms. Cardoza:

Subject: McGee Project, ID P2954

First of all, the Lot: 192-082-37 is not located at the corner of Park and Evergreen, but at Poplar and Evergreen.

I received notice of the Permit and Hearing date for the McGee project in the mail, with the hearing date of January 28, 2021 at 10am.

The notice also stated that there would be a *Staff Report* located Projects webpage and the DZA Hearing Webpage on January 22nd; neither of which I could locate.

Anyway, I have a number of issues regarding this project:

First of all: I live at 440 Dogwood Road, Bolinas, and currently we have 3 of 4 corners at the intersection of Dogwood and Poplar roads; all of which have been developed with buildings and other “accessory structures” that were to be used for Agricultural use. None of which have. One of them has in the past been lived on; one used as a dance studio; and the other is currently being lived on full time, with no water, sanitation, and quite illegally. We have a major problem with people illegally developing properties out here under the guise of *Agriculture and Horticulture*.

Second: With regard to the McGee project; Mr. McGee started this project about a year ago by constructing a fence bordering his property on the Poplar and Evergreen sides of the property. He then install a quite permanent foundation located on the property approximately in the same location as that referred to for the building site of the new 120 square foot structure on the application. He then started to build a structure on that foundation.

I was able to contact the owner, Mr. McGee, and asked him what he was up to? He replied that he was, “building a studio.” I told him that I highly doubted his intentions, given the history of other such projects on lots very near this one.

Third: On the Saturday - following Thanksgiving, 2020,- he had a party on this property equipped with amplified music, scores of mask-less young people and who were drinking and having a good time. So much for abiding by the restrictions in place for prohibiting the spread of Covid-19!

Fourth: This property was previously undeveloped. There are no other structures on this property. Therefore, I question the use of the term, “Detached Accessory Structure,” as put forth in the application and description of this project.

Therefore:

- As far as his application for a building permit goes, the plans do not seem to indicate

much of a “green house,” and I am not quite sure how you can have a building for “Horticultural use,” without having any water on the property?

- Given that my interaction with Mr. McGee is very limited, I nonetheless am of the opinion that he doesn’t have much regard for the rules, public safety, and can’t be trusted to do what he says he is going to do.

And, given the above information, I respectfully submit to the Planning Department and the DZA, that I am of the opinion that the proposed structure will not be used for horticultural purposes as stated on the application, but will be used for a studio, as originally intended, or for some other use.

Sincerely,

Matt Lewis
Po Box 731
440 Dogwood Rd.
Bolin, CA. 94924

415-307-3889