



COMMUNITY DEVELOPMENT AGENCY

PLANNING DIVISION

INTERAGENCY REFERRAL OF PLANNING APPLICATION

Meyer Coastal Permit and Use Permit

Project ID P3132

April 20, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Meyer Coastal Permit and Use Permit provide us with written comments on the project by **May 4, 2021**. The property is located at 95 Nymph Road, Bolinas, further identified as Assessor's Parcel 195-251-20. The applicant's name and contact information is provided below.

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The applicant requests Coastal Permit and Use Permit approval to legalize three existing detached accessory structures (referred to as an accessory dwelling unit (ADU), art studio, and storage shed) on a developed lot in Bolinas. Additionally, the applicant requests Merger approval to merger three lots (APNs 191-251-06, -20, -21) into one lot, that would result in a total lot area of 24,000 square feet.

The 515.6 square feet of proposed development, along with the existing 775.5 square foot residence, would result in a floor area ratio of 5.3 percent on the proposed 24,000 square foot lot.

The proposed ADU would reach a maximum height of 14 feet, 4 inches above surrounding grade and the exterior walls would have the following setbacks: 98 feet, 8 inches from the northern front property line; 6 feet, 5 3/4 inches from the western side property line; 77 feet, 7 1/4 inches from the eastern side property line; 124 feet, 8 3/4 inches from the southern rear property line.

The proposed art studio would reach a maximum height of 10 feet, 9 inches above surrounding grade and the exterior walls would have the following setbacks: 101 feet, 2 3/8 inches from the northern front property line; 28 feet, 7 inches from the western side property line; 58 feet, 3/4 inch from the eastern side property line; 127 feet, 3/8 inch from the southern rear property line.

The proposed storage shed would reach a maximum height of 10 feet, 9 1/2 inches above surrounding grade and the exterior walls would have the following setbacks: 139 feet, 5 3/8 inches from the northern front property line; 12 feet, 5 inches from the western side property line; 75 feet, 2 1/8 inches from the eastern side property line; 86 feet, 5 1/4 inches from the southern rear property line.

Various site improvements would also be entailed in the proposed development, including the construction of a new septic system.

Coastal Permit and Use Permit approval is required because the project entails the authorization of detached accessory structures within the required yard setbacks as outlined in Sections 22.56.040I and 22.88.010I of the Marin County Code.

Zoning: C-RA-B2 (Coastal Single-Family, 2-4 units/acre)

Countywide Plan Designation: CSF5

Community Plan (if applicable): Bolinas Community Plan/Bolinas Gridded Mesa Plan

For more information about the Meyer Coastal Permit and Use Permit, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> (by searching under Bolinas). 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