



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Molesworth-Siedman Coastal Permit
Project ID P3266

August 2, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Molesworth-Siedman Coastal Permit to provide us with written comments on the project by **August 17, 2021**. The applicant for the project is Andrew Alexander Green, and the property is located at 440 Birch Road, Bolinas, further identified as Assessor's Parcel 192-091-32.

The applicant requests Coastal Permit approvals to: (1) construct a 588-square-foot first floor addition; (2) construct a 681-square-foot second-story addition (two bedrooms); (3) demolish 126-square-foot at the ground level; and (4) a roof deck to an existing 1,214-square-foot residence. The proposed addition, in combination with existing development on the site, would result in a floor area ratio (FAR) of 6 percent on the 48,200-square-foot lot. The proposed addition would reach a maximum height of 25 feet, three inches above surrounding grade, and the exterior walls of the addition would have the following setbacks: 25 feet from the front (west) property line; 44 feet from the rear (east) property line; and over 50 feet from all other property lines. Other improvements entailed in the proposed development include construction of a new septic system, an interior remodel, demolition of decks, site grading and other improvement.

Coastal Permit approval is required pursuant to Section 22.56.055.B of Marin County Development Interim Code because the project involves construction of a new septic system.

DECISIONMAKER FOR THIS APPLICATION: Deputy Zoning Administrator

Zoning: C-RA:B2 (Coastal, Residential Agricultural, Combined District)
Countywide Plan Designation: C-SF5 Rural Residential Coastal Zone
Community Plan: Bolinas Plan

APPLICANT: Andrew Alexander Green | P. O. Box 1063, Bolinas CA 95468
Phone: (262) 573-3066 | E-Mail: atarcin@gmail.com

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 respond to this transmittal by August 17, 2021.

Please contact me at (415) 473-2755 or ibereket@marincounty.org if you have any questions. Thank you.

Immanuel Bereket
Senior Planner