

75 Horseshoe Hill Road, Bolinas, CA 94924

APN 188-150-70

Date: 12/21/2022

Project Description for 75 Horseshoe Hill Road, Bolinas

This application seeks Design Review and a Coastal Development Permit to construct a residence and equestrian-related improvements on the property located at 75 Horseshoe Hill Road in Bolinas, A.P.N. 188-150-70 (“the Property”). The Property is a 6.56 acre parcel in the C-ARP-5 zoning district. The Property is currently improved with a permitted barn and other accessory structures that will be demolished to accommodate the new improvements.

The proposed residential improvement is a new 1,000 square feet home. The proposed equestrian-related facilities include a barn with uncovered paddocks and turn outs attached, a hay shed, an equipment/manure shed, an uncovered 60’ diameter round pen, and a covered riding arena that is open on all sides (collectively the “Horse Facilities”).

The proposed development is purposefully clustered to the southern portion of the property, leaving over 50% of the site undeveloped. Extensive neighborhood outreach was conducted in advance of making this application. Neighborhood meetings were held on September 17 and 26 of 2022. Design changes were made to the project based on neighborhood feedback, including re-siting certain structures and including vegetative screening. As a result, all adjoining neighbors have expressed support for the project.

The proposed improvements are consistent with the C-ARP zoning district and the residential and rural setting of the Property and its surroundings. The improvements have been designed and located to have minimal impacts to the natural and visual resources and to maintain the wildlife habitat values of the Property and surrounding areas. The improvements are set back appropriate distances from neighboring properties and are also located to maintain a maximum amount of open land by concentrating and clustering the development on the Property.

Entitlements requested:

Initially, a Coastal Development Permit is needed as the new home and the Horse Facilities are both “development” pursuant to Development Code section 22.68.030. Applicant notes that in 1981 the existing barn was categorically excluded from the need for a Coastal Development Permit pursuant to Exclusion Order E-81-2, which excludes the agricultural uses of, “Barns, storage equipment, and other necessary buildings.” As the proposed Horse Facilities are unlikely to pose coastal concerns, they also qualify for the exclusion.

Even if necessary, a Coastal Development Permit can be approved for the residence and the Horse Facilities because they conform to the requirements and objectives of the local coastal program policies and the requirements established by Section 22.70.070(A) – (M). Due to the Property’s location on Horseshoe Hill, many of these requirements are not implicated by the projects and the projects conform to the most relevant standards such as: B. Biological Resources; D. Agriculture

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and Mariculture; E. Water Resources; F. Community Design; G. Community Development; and I. Housing.

The new residence and Horse Facilities are permitted uses in the C-ARP-5 zoning district and are allowed with design review approval. The barn is proposed to reach a height of 23', and is permitted pursuant to Development Code Section 22.64.045(3)(B), which allows a detached accessory structure to be constructed to the height allowed for primary structures if the accessory structure is located at least 40 feet from all property lines.

The riding arena is proposed to reach a height of 25', which exceeds the maximum height limit for accessory structures, however, pursuant to Development Code Section 22.54.045.F, the need for a variance may be waived for detached accessory structures that would otherwise need to meet height and setback requirements. Accordingly only design review approval of the riding arena is needed.

The hay shed and the equipment/manure shed are exempt from design review approval pursuant to Development Code Section 22.42.025(B) because they do not exceed 2,000 sf in area and are situated 50 feet from property lines.

The findings set forth at Section 22.42.060 can be made for all the proposed improvements. The architectural design, massing, materials, and scale are compatible with the site surroundings and the community. Also, the site layout and design will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties. The entire project is the result of a thoughtful and holistic approach to the property, while considering neighbor input and resulting in small-scale agricultural and equestrian use as contemplated by this zoning district.