THIRD PLANNING DIVISION TRANSMITTAL

TO: Department of Public Works (DPW), Land Development Division
    Environmental Health Services, EHS

FROM: Michelle Levenson, Senior Planner

DATE: April 12, 2022

RE: Tomales Bay Friend Conditional Use Permit, Design Review
    and Sign Review
    15470 State Route One, Marshall
    Assessor's Parcel 119-060-03
    Project ID P3323

APPLICANT: Friend LLC
            missheidigregory@gmail.com

CONTACT: Heidi Gregory
        415-439-9516
        missheidigregory@gmail.com

DECISIONMAKER FOR THIS APPLICATION: Deputy Zoning Administrator

PROJECT SUMMARY

The applicant requests Conditional Use Permit, Design Review and Sign Review approval for
the following: (1) Conditional Use Permit Amendment: modify the existing Conditional Use
Permit (88-011) to expand the number of staff from 8 to 15 staff members and amend the days
and hours of operation as follows: (a) retail sales of oysters-Monday through Sunday, 9:00am to
5:00pm; (b) oyster farming production-6 six days per week between the hours of 5:00am and
7:00pm; and (c) oyster farming operations (2) Design Review: authorize, after-the-fact, a
retaining wall (retaining wall no. 5), a 128-square-foot detached accessory structure (covered
work area), trellis, sheds, trash and recycling enclosures, public restroom and portable
restrooms; and (3) Sign Review: authorize, after-the-fact, a 5-foot-in-diameter sign reading,
“Tomales Bay Oyster Company”.

The detached accessory structure would maintain the following setbacks: 78 feet from the south
side property line and over 100 feet from the east front, west rear and north side property lines.

In accordance with the Marin County Development Code Section 22.42.020(A), the proposed
project involves improvements otherwise not exempt from the requirement to obtain Design
Review approval and proposes a use and modifications to existing conditional uses pursuant to
Marin County Development Code Section 22.08.030 that require Conditional Use Permit
approval, pursuant to Marin County Development Code Section 22.48.020. Sign Review is
required pursuant to Marin County Development Code Section 22.60.020.
Zoning-C-ARP (Coastal, agriculture, residential, planned)
Countywide Plan Designation-C-AG3 (Coastal, agricultural, planned)
Countywide Plan-Eastshore Plan Area

For more information on this application, please visit the Planning Division’s website at: http://www.marincounty.org/depts/cd/divisions/planning/projects. Project plans and other documents related to the application are available on the project’s webpage, where you can subscribe to receive email notifications and updates.

AGENCY RESPONSE

In your response to this transmittal, 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. In some cases, we may incorporate your agency’s discretionary requirements into conditions of approval. Please note that conditions of approval for discretionary planning permits may be overturned on appeal to the Planning Commission or Board of Supervisors. We will send you a copy of the final decision if the project is approved.

If you wish to recommend that the application be deemed incomplete, you must provide your request for additional information by April 29, 2022. Otherwise, please provide your comments on the merits of this application by February 7, 2022.

Please contact me at (415) 473-3615 or mlevenson@marincounty.org if you have any questions. Thank you.