

CDA Partial Response to CCC Filing Letter 1-29-14

Question #3: Place and Parcel-Specific Policies.

Unit 1: Location and Density of New Development

Policy 29: R-2 zoning in Stinson Beach

This language has been carried forward to LCPA policies C-SB-1, C-SB-6 and C-SB-7. Policy C-SB-1 says to maintain the existing R-2 zoning in Stinson Beach in order to protect and maintain the existing character of the community. The portion of the existing language that says: “*no development other than single-family residences shall be permitted on any parcel of less than 7,500 square feet in area in order to minimize septic tank problems and the cumulative impacts of such development on public access along Calle del Arroyo*” has not been carried forward.

There are a total of 114 R-2 zoned lots located along the Calles. Of these 114 lots, nine remain unimproved. One lot is owned by the County and is part of the Calle del Arroyo right of way. The remaining eight lots are privately owned. Of these, three are beachfront. The beachfront lots range in size from 1,481, 2,221.56, and 11,761 square feet. The other lots range in size with two lots at 2,354.24 square feet and the other lots at 5,096.5, 8,842.68, and 10,454.4 square feet.

There remain five unimproved lots that are less than 7,500 square feet where the language may apply. As such, the County suggests modifying LCPA Policy C-SB-6 as follows:

C-SB-6 R-2 Zoning. Maintain the existing R-2 zoning in Stinson Beach in order to protect and maintain the existing character of the community. No development other than single-family residences shall be permitted on any parcel of less than 7,500 square feet in area in order to minimize septic tank problems and the cumulative impacts of such development on public access along Calle del Arroyo.

Unit 2 Public Access

Policy 3: Specific accessway recommendations

The following is an updated response to that provided with the 1/10/2014 letter:

The policy states: “lateral access shall also be provided on the undeveloped parcels on the southern side of North Shore Boats peninsula, APN 104-180-13, 14, 15, and 16.”

Offers to dedicate were accepted on parcels 104-180-13 and 14 on 4/9/2002, according to Linda Locklin of the CCC. Parcel 104-180-14 is privately owned and developed with a single family residence.

Parcel 104-180-15 has been merged with 104-170-11 and is now 104-180-17 and is 19.07 acres. This parcel is privately owned and undeveloped. This parcel has a 20 foot private access easement. **No evidence of public access easements has been provided.**

Parcel 104-180-16 is privately owned and has been improved with a single family residence. A coastal permit was issued 4/1984. This parcel is adjacent to 104-180-17 and has a 5 foot private access easement (for a total of 25 feet). **No evidence of lateral access has been provided.**

Those parcels where no access has been provided should be added to the list of recommended coastal accessways.

Unit 2 Recreation and Visitor Serving Facilities

Policy 2(b)(d)

The Jensen’s Oyster Bed Beds parcel 104-110-08 is now federally owned. This parcel is immediately north of Miller Park and is not developed. No public access facilities are provided on this parcel.

The Tom’s point parcels 104-040-20 and 21 are owned by Audubon Canyon Ranch. These parcels are undeveloped. Audubon Canyon Ranch manages these parcels as a wildlife sanctuary and does not allow public access.

The policy recommendations for these parcels have not been carried forward since they have been implemented.

Policy 3b (Olema)

IN PROGRESS (DRAFT)

(b4). The following table describes the status of parcels 166-202-01 through 04. See **Attachment 1** for a map of the area and **Attachment 2** for a map showing the zoning.

Parcel	Zoning	Acres	Status
166-202-01	C-VCR	0.99	This lot is improved with a restaurant called Sir and Star at The Olema (formerly the Olema Inn) http://sirandstar.com/ .
166-202-02 (now 166-340-07, 08) This parcel was previously 166-340-01 and was 10 acres and part of the Roundstone Farm. The land was subdivided in 1982 into several housing sites (Fisher	C-RCR/C-ARP-1.2	2.106	166-340-08 is split zoned C-RCR/C-ARP-1.2. The 2.106-acre portion zoned C-ARP-1.2 has been recorded as private open space through an agreement with the County made on February 28, 1992 to satisfy a condition of approval for Land Division #91-004. This area shall be preserved in substantially its undeveloped state as open space. No structures shall be developed except as specifically permitted by the agreement. No public access is allowed. The property may be used for grazing of livestock, the grazing and riding of horses, and such recreational uses as are compatible with the maintenance of the property. For uses accessory to the approved use of Parcel Two of Land Division #91-004, owner may apply for approval to grade, construct, and place upon the property horse

Master Plan). A lodge was planned for this site but was later cancelled. No proposals for the remainder of the site. The parcel was further divided by 91-004 in June 1991 and what is now shown.		5.8	trails, sheds, stables, and other such structures and appurtenances which are strictly compatible with this agreement, which have acceptable visual and water quality impacts, and which are consistent with the overall intensity of development of Parcel Two. The agreement recognizes that 0.783 acres of the 2.106 acre area of private open space was used to satisfy the zoning density for the adjacent five residential units on proposed Parcel 1 of the Land Division #91-004 and APN 166-340-03, 166-340-04, and 166-340-05. The 6 acre portion zoned C-RCR is unimproved with horse corrals and a stable.
166-202-03	C-VCR	0.83	This lot is improved with a single family residence.
166-202-04	C-VCR	1.1	This lot is owned by Pacific Gas and Electric and is improved with a substation and electrical transformers with supporting infrastructure.

(b5) 13 acre parcel 166-193-01, 02, and 166-230-05 shall be rezoned to RCR for hotel/motel.

Parcel	Status
166-193-01 & 02	166-193-01 is now 166-340-06. Zoned C-RCR 166-193-01 is now 166-340-07. Zoned C-RCR
166-340-06	This parcel is .507 acres and is unimproved. Parcel is privately owned and is zoned C-RCR.
166-340-07	This parcel is 2.26 acres and is unimproved. This property is privately owned and is zoned C-RCR.
166-230-05	This parcel was subdivided to 166-340-02, 03, 04, 05, 08, and 09.
166-340-02	Zoned C-ARP-1.2; Improved with a single family dwelling;
166-340-03	Zoned C-ARP-1.2; Improved with a single family dwelling
166-340-04	Zoned C-ARP-1.2; Improved with a single family dwelling
166-340-05	Zoned C-ARP-1.2; Improved with a single family dwelling
166-340-08	Split zoned C-ARP-1.2/C-RCR. The 2.16 acres are zoned C-ARP-1.2 and has been designated as an easement for private open space. The Unimproved; private open space (see above table)
166-340-09	Zoned C-ARP-1.2; Improved with a single family dwelling

These parcels were rezoned to C-RCR through Board of Supervisor's Ordinance No. 2704 on April 13, 1982. The California Coastal Commission certified both the Unit II Land Use Plan resubmittal and the Zoning and Implementation resubmittal. This package included the rezonings listed in Ordinance 2704. The intent behind rezoning parcels 166-193-01, 02 and 166-230-05, located upland from Olema and north of the Olema Hotel, was to permit the development of a combination of single family residential and resort commercial recreation uses. At the time of the rezoning, these sites combined were anticipated to have potential for development of a 20-40 unit motel or cottages resort complex. This development has not occurred.

Unit 2 New Development and Land Use

8(c)(4) Paradise Ranch Estates

IN PROGRESS

8(b) C-PRS-7 Point Reyes Affordable Homes Project.

The language in C-PRS-7 is certified language lifted directly from the existing LCP. Exhibit E as referenced in the policy is the site diagram, uses, and lighting for the Point Reyes Affordable Housing project, dated January 25, 2002. Appendix G is a description of the land use categories that have been incorporated from the Marin Countywide Plan. These documents were pulled from the Coastal Commission Staff Report for Amendment No. 1-MAJ-02 (approved May 9, 2002) are attached for your reference. See [Attachment 3](#) for Exhibit E and [Attachment 4](#) for Appendix G.