



COMMUNITY DEVELOPMENT AGENCY

Thomas K. Lai
DIRECTOR

Marin County Civic Center
3501 Civic Center Drive
Suite 308
San Rafael, CA 94903
415 473 6269 T
415 473 7880 F
415 473 2255 TTY

Building and Safety
Environmental Health Services
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www.marincounty.org/cda

June 8, 2021

Honorable Board of Supervisors
Marin County Civic Center
San Rafael, CA 94903

SUBJECT: H. Roland Crotts, Trustee of the Crotts 2002 Trust, appeal of the Planning Commission's action approving the Bolinas Community Land Trust Coastal Permit, Design Review and Use Permit

Dear Supervisors :

RECOMMENDATION:

On April 12, 2021, the Planning Commission voted 4-1 to approve the Bolinas Community Land Trust (BCLT) Coastal Permit , Design Review and Use Permit for a mixed-use development containing 8 affordable residential units at 31 Wharf Road, Bolinas.

On behalf of the Planning Commission, staff recommends that the Board of Supervisors deny the H. Roland Crotts, Trustee of the Crotts 2002 Trust, appeal of the Planning Commission's action conditionally approving the Bolinas Community Land Trust Coastal Permit, Design Review and Use Permit and approve the project.

SUMMARY:

On July 7, 2020, the Bolinas Community Land Trust submitted a Coastal Permit, Design Review and Use Permit application to construct a 10,288-square-foot mixed-use development consisting of 8,649 square feet of affordable housing units (a total of 8 units) and 1,639 square feet of commercial area on a vacant lot in Bolinas.

On April 12, 2021, the Planning Commission conducted a hearing and approved the project by a vote of 4 in favor, 1 opposed. The adopted resolution of the Planning Commission is provided as Attachment No. 4.

On April 19, 2021, M. Roland Crotts, Trustee of the Crotts 2002 Trust, submitted a timely appeal of the Planning Commission's approval to your Board. The bases of the appeal relate to concerns about the bulk and mass of the development, water and sewer service, and access. The appeal points have been described in detail and responses provided in the attached recommended resolution (Attachment No. 1). The bulk and mass of the development, as well as water and sewer service concerns were evaluated by the Planning Commission at the April 12, 2021 hearing. The Commission found that the project was consistent with the required findings. Access

was not identified as a potential issue before the Planning Commission however the County's Department of Public Works has reviewed the project and determined that it is consistent with access requirements.

EQUITY IMPACT:

The proposed project would provide 8 affordable housing units in downtown Bolinas. This would provide housing opportunities for people who qualify for affordable housing in an area where the median income is below that necessary to purchase a residence within the average price range.

- REVIEWED BY:**
- | | |
|--|------------------------------|
| <input type="checkbox"/> County Administrator | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Department of Finance | <input type="checkbox"/> N/A |
| <input checked="" type="checkbox"/> County Counsel | <input type="checkbox"/> N/A |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> N/A |

SIGNATURE:

Michelle Levenson

Michelle Levenson
Senior Planner

Attachments

- Attachment No. 1-Recommended resolution
- Attachment No. 2-Appeal and supporting documentation, dated April 19, 2021
- Attachment No. 3-Applicant's response to appeal, dated May 21, 2021
- Attachment No. 4-Planning Commission's adopted resolution, dated April 12, 2021
- Attachment No. 5-Planning Commission Minutes, April 12, 2021 meeting
- Attachment No. 6-Staff report, recommended resolution and attachments, dated April 12, 2021