

COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

**STAFF REPORT TO THE MARIN COUNTY
DEPUTY ZONING ADMINISTRATOR
Brahm Family Revoc Trust Coastal Development Permit, Design Review and
Tentative Map Waiver**

Recommendation: **Approved with Conditions**
Hearing Date: **August 6, 2026**

Application No(s):	P6054	Owner(s):	Brahm Family Revoc Trust
Agenda Item:	1	Assessor's Parcel No(s):	188-140-69
Last Date for Action:	August 6, 2026	Property Address:	330 Horseshoe Hill Road, Bolinas
		Project Planner:	Megan Alton
		Signature:	<i>Megan Alton</i>
Countywide Plan Designation:	C-AG-3 (Coastal, Agricultural)		
Community Plan Area:	Bolinas Community Plan		
Zoning District:	C-ARP-5 (Coastal, Agricultural Residential Planned)		
Environmental Determination:	Exempt per CEQA Guidelines section 15301, Class 1, and Section 15303, Class 3		

PROJECT SUMMARY

The applicant requests Coastal Development Permit and Design Review approval to construct a new 896 square foot detached accessory structure, and construct 326 square feet of additions on to an existing detached accessory structure creating a 558 square foot Accessory Dwelling Unit on a developed lot in Bolinas. The applicant is also requesting a Tentative Map Waiver to modify the building envelope on the property to include the new detached accessory structure, Accessory Dwelling Unit and an existing garage. The existing building area is 3,220 square feet and the existing floor area is 2,580 square feet. The proposed building area is 4,442 square feet and the proposed floor area is 3,784 square feet; the proposed floor area ratio would be 1.7 percent on the 216,378 square foot lot.

The proposed detached accessory structure would reach a maximum height of 16 feet 6 inches above surrounding grade, and the exterior walls would be 91 feet 2 inches from the front property line and over 100 feet from all other property lines.

The proposed Accessory Dwelling Unit would reach a maximum height of 15.8 feet above surrounding grade, and the exterior walls would be over 100 feet from all property lines.

Coastal Development Permit approval is required pursuant to Marin County Coastal Zoning Code Section 20.68.060. Design Review is required for the detached accessory structure pursuant to Deputy Zoning Administrator Resolution 99-137. Tentative Map Waiver approval is required pursuant to Marin County Code Section 22.84.040.

PROJECT SETTING

Characteristics of the site and surrounding area are summarized below:

Lot Area: 216,378 square feet

Adjacent Land Uses: rural residential

Topography and Slope:

Existing Vegetation: Grassland/pasture, coast live oak woodland, cypress groves, non-native forest and ornamental landscaping

Environmental Hazards: High Fire Hazard Severity Zone

The project site is comprised of a 4.97-acre parcel developed with a single-family residence and two detached accessory structures. Vegetation on the subject property consists of grassland/pasture, coast live oak woodland, cypress groves, non-native forest and ornamental landscaping.

BACKGROUND

The applicant submitted a Coastal Development Permit, Design Review, Tentative Map Waiver applications to the Planning Division on December 8, 2025. Upon receipt, the application was transmitted to the California Coastal Commission, Department of Public Works - Land Development Division, Marin County Fire Department and Environmental Health Services for review and comments. Responses from these agencies can be found in Attachments 3 through 6. A notice was posted on the project site on January 15, 2026. The application was deemed incomplete on January 5, 2026. After all the required materials were received, the application was deemed complete on April 30, 2026.

The Community Development Agency provided public notice on July 17, 2026, identifying the applicant, describing the project and its location, and providing the hearing date for when the project is scheduled to go before the Deputy Zoning Administrator on August 6, 2026. The notice was mailed to all property owners within a 600-foot radius of the subject property and as well as published in the Marin Independent Journal.

The applicant has provided the following reports:

- Biological Site Assessment
- Biological Site Assessment Technical Memorandum Update
- Geotechnical Investigation

The original Biological Site Assessment provided by the applicant was prepared by Sapere Environmental, dated December 30, 2022. A updated Technical Memorandum dated June 4, 2026, was also prepared by Sapere Environmental. The report found there were no jurisdictional aquatic features, such as streams, ponds, or wetlands. There is an isolated pond present on the neighboring property and no development is proposed within 100-feet of this feature.

A Geotechnical Investigation was prepared by Salem Howes Associates, Inc., dated March 28, 2026, evaluated the soil and geologic conditions at the site to identify the relevant geotechnical

design constraints as well as potential geologic hazards that may affect the proposed project. The report provided recommendations and design parameters for the geotechnical aspects of the proposed project.

Planning Entitlement History

Resolution 99-137, approved by the Marin County Deputy Zoning Administrator on June 24, 1999, authorized the subdivision of the original 9.95-acre lot into two 4.975-acre residential lots via Coastal Permit, Tentative Map and Precise Development Plan approval. The entitlement included conditions of approval for future development. Some of these conditions included: future development being subject to a Coastal Development Permit and Design Review, restricting development to building envelopes and maximum allowable limits for residential floor area.

The existing residence was approved by Resolution 00-119 on March 30, 2000. The Coastal Permit and Design Review approved included a new single-family residence and a detached accessory structure.

RECOMMENDATION

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and approve the Brahm Family Revoc Trust Coastal Development Permit, Design Review and Tentative Map Waiver.

Attachments:

1. Recommended resolution
2. CEQA exemption
3. Transmittal Response from Environmental Health Services - Water, April 17, 2026
4. Transmittal Response from the California Coastal Commission, April 22, 2026
5. Transmittal Response from Environmental Health Services - Septic, April 24, 2026
6. Transmittal Response from the Department of Public Works – Land Division, April 24, 2026
7. Project plans

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. _____

A RESOLUTION APPROVING THE BRAHM FAMILY REVOC TRUST COASTAL
DEVELOPMENT PERMIT, DESIGN REVIEW AND TENTATIVE MAP WAIVER
330 HORSESHOE HILL ROAD, BOLINAS
ASSESSOR'S PARCEL: 188-140-69

SECTION I: FINDINGS

1. **WHEREAS**, Mike Carnhan, on behalf of the owners, Brahm Family Revoc Trust, has submitted Coastal Development Permit, Design Review and Tentative Map Waiver applications for the construction of a new 896 square foot detached accessory structure, and construction of 326 square feet of additions onto an existing detached accessory structure creating a 558 square foot Accessory Dwelling Unit on a developed lot in Bolinas. The applicant also requests a Tentative Map Waiver to modify the building envelope on the property to include the new detached accessory structure, Accessory Dwelling Unit and an existing garage. The existing building area is 3,220 square feet and the existing floor area is 2,580 square feet. The proposed building area is 4,442 square feet and the proposed floor area is 3,784 square feet; the proposed floor area ratio would be 1.7 percent on the 216,378 square foot lot.

The proposed detached accessory structure would reach a maximum height of 16 feet 6 inches above surrounding grade, and the exterior walls would be 91 feet 2 inches from the front property line and over 100 feet from all other property lines.

The proposed Accessory Dwelling Unit would reach a maximum height of 15.8 feet above surrounding grade, and the exterior walls would be over 100 feet from all property lines. The property is located at 330 Horseshoe Hill Road, Bolinas and is further identified as Assessor's Parcel 188-140-69.

2. **WHEREAS**, on August 6, 2026, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. **WHEREAS**, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 and Section 15303, Class 3 of the CEQA Guidelines because the project would not result in significant environmental impacts.

4. **WHEREAS**, the project is consistent with the goals and policies of the Marin Countywide Plan for the following reasons:

- a. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- b. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.

- c. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
 - d. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
 - e. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
 - f. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
 - g. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
 - h. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.
5. **WHEREAS**, the project is consistent with the mandatory findings for Coastal Permit approval (Marin County Local Coastal Program, Implementation Plan Section 20.70.070).

- A. Coastal Access.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Coastal Access section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.180 (Public Coastal Access). Where the project is located between the nearest public road and the sea, a specific finding must be made that the proposed project, as conditioned, is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act (commencing with Section 30200 of the Public Resources Code)

The proposed project involves the construction of a new 896 square foot detached accessory structure, construction of 326 square feet of additions onto an existing detached accessory structure to create a 558 square foot Accessory Dwelling Unit and modifications to the existing building envelope. The proposed project would not negatively affect public recreational access facilities or opportunities, as it would not be located between the shoreline and the first public road, nor would it occur near the shoreline, tidelands, submerged lands, or public trust lands (Section 20.64.180(B)(1); LUP Policy C-PA-1). For similar reasons, the project would not require the acquisition or dedication of new public access from the nearest public roadway to facilitate access to the shoreline or along the coast (Section 20.64.180(B)(2); LUP Policy C-PA-2). Therefore, the project is consistent with the applicable policies in the Public Coastal Access section of the Land Use Plan and the relevant standards in Section 20.64.180 of the Marin County Coastal Zoning Code.

B. Biological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Biological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.050 (Biological Resources).

The Marin County Land Use Plan includes policies to protect environmentally sensitive habitat areas (ESHAs), including LUP policy C-BIO-1. As documented in the biological site assessment (BSA) report prepared by Sapere Environmental, dated December 2022 and June 2026, the project site is developed with a single-family residence, accessory structures and consists of grassland/pasture, coast live oak woodland, cypress groves, non-native forest and ornamental landscaping. No ESHAs were documented on the project site.

The project includes a robust set of construction protection measures including seasonal avoidance measures with associated biological surveying (if necessary), worker environmental awareness training, Best Management Practices (BMPs), stormwater BMPs, and exclusion fencing.

The BSA indicated that the following species have the potential to occur within the vicinity of the project area: California red-legged frog, nesting raptors and migratory birds, breeding and roosting bats, obscure bumble bee, Marin Hesperian snail and the western bumble bee. All species would be avoided by starting construction in the dry season, avoiding tree removal and bringing in a biologist to conduct surveys as needed.

The proposed project does not include the removal of any trees; however, trees on the project site have the potential for nesting or roosting species. The project would limit the pruning activities to the non-breeding season. Additionally, if construction cannot begin outside the nesting season, preconstruction nesting bird surveys would be conducted. Therefore, the project is consistent with LUP policies C-BIO-10 and C-BIO-11.

There are no jurisdictional aquatic features, such as streams, ponds, or wetlands (LUP policies C-BIO-14, C-BIO-18, C-BIO-19, C-BIO-20, C-BIO-22, C-BIO-23, C-BIO-24, C-BIO-25). And the project does not include the diking, filling, draining and dredging of such features (LUP policies C-BIO-15, C-BIO-16, C-BIO-17). Additionally, the project does not occur along a shoreline or include dunes (LUP policies C-BIO-7, C-BIO-8, and C-BIO-9). As described above, the project is consistent with the LUP biological policies and this finding.

C. Environmental Hazards. The proposed project, as conditioned, is consistent with the applicable policies contained in the Environmental Hazards section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.060 (Environmental Hazards).

The property is developed with a single-family residence with sloping topography and is located in a rural residential area of Bolinas. No natural dunes exist on the project site. The proposed project is not located within a bluff erosion zone and does not impact coastal access. The project site is located within the Alquist-Priolo earthquake hazards zone for the nearby San Andreas fault. The Marin County Community Development Agency, Building and Safety Division will require seismic compliance with the California Building Code prior to the issuance of a building permit. Therefore, the project is consistent with the LUP environmental hazard policies and this finding.

- D. Agriculture and Mariculture. The proposed project, as conditioned, is consistent with the applicable policies contained in the Agriculture and Mariculture sections of the Marin County Land Use Plan and the applicable agricultural and maricultural standards contained in Chapter 20.32.**

The proposed project involves the construction of a new 896 square foot detached accessory structure, construction of 326 square feet of additions onto an existing detached accessory structure to create a 558 square foot Accessory Dwelling Unit and modifications to the existing building envelope on a residential lot, located amongst residential uses. The subject property is zoned C-ARP-5 (Coastal, Agricultural Residential Planned). The purpose of the C-ARP-5 Zoning District is to promote the concentration of residential development to maintain the maximum amount of land available for agricultural use. Within the C-ARP-5 zoning district, single-family residences and residential accessory structures are principally permitted. The proposed development is clustered to maximize land available for additional agricultural uses.

- E. Water Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Water Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.080 (Water Resources).**

The Land Development Division of the Marin County Department of Public Works has reviewed the project and determined that the application satisfies the applicable standards for the preparation of technical studies to evaluate the project site (Section 20.64.080(A)). Upon review of the applicable technical studies, the Land Development Division, in coordination with the Planning Division, has determined that the project is consistent with the Water Quality, Grading, and Excavation standards articulated for the Coastal Zone (Sections 20.64.080(B) and 20.64.080(C); LUP Policies C-WR-1 through C-WR-17). Nonetheless, the project will remain subject to additional review by the Land Development Division to ensure compliance with all applicable water quality, grading, and excavation standards prior to the issuance of project building permits. Therefore, the project is consistent with the applicable policies in the Water Resources section of the LUP and the relevant standards in Section 20.64.080 of the Marin County Coastal Zoning Code.

- F. Community Design. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Design section of the Marin County Land Use Plan and the applicable standards contained in Chapter 20.66 (Community Design).**

The proposed project involves the construction of a new 896 square foot detached accessory structure, construction of 326 square feet of additions onto an existing detached accessory structure to create a 558 square foot Accessory Dwelling Unit and modifications to the existing building envelope. The subject property is located within a developed rural residential area. The surrounding area consists of generally rolling hills, with residences constructed with varying setbacks and patterns. At a maximum height of 16.8 feet above the surrounding grade the additions to the Accessory Dwelling Unit are consistent with Accessory Dwelling Unit regulations. The proposed detached accessory structure would be 16 feet 6 inches above the surrounding grade consistent with Marin County Coastal Zoning Code section 20.64.045.C.2 because the structure is more than 40 feet from all property lines. Consistent with LUP Policy C-DES-7 the selected light fixtures complement

the architectural design of the residence and are shielded and pointed downward so light is not cast upward.

Given the site layout and the distance from property lines, the proposed structures would not be highly visible from offsite locations, is not located on a ridgeline and does not distract from the rural character of the site or surrounding area. The project would be consistent in scale, design, and materials with the surrounding community. Therefore, the project is consistent with the LUP community design policies to protect visual resources and compatible design (LUP policies C-DES-1, C-DES-2, and C-DES-3).

G. Community Development. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Development section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.110 (Community Development).

The proposed project involves the construction of a new 896 square foot detached accessory structure, construction of 326 square feet of additions onto an existing detached accessory structure to create a 558 square foot Accessory Dwelling Unit and modifications to the existing building envelope. The project site is not located on Tomales Bay, a beach front lot, or on public trust land (LUP policies C-CD-5, C-CD-7, C-CD-8, C-CD-9). In addition, the project does not entail the conversion of residential uses to commercial uses in a coastal village, or the installation of windbreaks along State Route 1 (LUP policies C-CD-12 through C-CD-14). Therefore, the project is consistent with the applicable policies in the Community Development section of the Land Use Plan and the relevant standards in Section 20.64.110 of the Coastal Zoning Code.

H. Energy. The proposed project, as conditioned, is consistent with the applicable policies contained in the Energy section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.120 (Energy).

The proposed project would be required to satisfy all energy-saving standards as required by the County's Building and Safety Division prior to the issuance of a building permit. Therefore, the project is consistent with the LUP energy policies (LUP policies EH-2.1, EH-2.3, and CD-2.8) and this finding because it would be constructed in conformance with County energy efficiency standards, as verified during review of the Building Permit application.

I. Housing. The proposed project, as conditioned, is consistent with the applicable policies contained in the Housing section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.130 (Housing).

The project is consistent with the LUP housing policies to address low- and moderate-income housing needs in the Coastal Zone (LUP Policies C-HS-1) because the project would not remove housing subject to a recorded covenant, ordinance, or law that restricts rents to levels of affordable to persons and families of lower or very low income or subject to any other form of rent or price control. Instead, the project would create a new Accessory Dwelling Unit. Therefore, the project is consistent with the applicable policies in the housing section of the LUP and the relevant standards in Section 20.64.130 of the Coastal Zoning Code.

J. Public Facilities and Services. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Facilities and Services section

of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.140 (Public Facilities and Services).

The project site is served by an existing well and septic system. Additionally, Environmental Health Services reviewed the proposed project and found it was feasible as proposed. Therefore, the project is consistent with the LUP public facilities and services policies (C-PFS-1 and C-PFS-7), and this finding because the project would be served by existing well and the existing septic system would be adequately sized to meet the needs of the development on the site, as verified during the review of the Building Permit application.

K. Transportation. The proposed project, as conditioned, is consistent with the applicable policies contained in the Transportation section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.150 (Transportation).

The project is currently accessed from Horseshoe Hill Road and would not entail any alterations or impacts to existing roadway facilities or public parking facilities. Therefore, the project is consistent with the LUP transportation policies (C-TR-1 and C-TR-2) and this finding because the project would not entail any alterations to existing roadway facilities or adversely impact the scenic quality of Highway One.

L. Historical and Archaeological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Historical and Archaeological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.160 (Historical and Archaeological Resources).

The project site is not within any designated historic district boundaries, as identified in the Marin County Historic Study for the LCP. Therefore, the project is consistent with the LUP historical and archaeological resources policies (C-HAR-2, C-HAR-8) and this finding because the project site is not located within any mapped historic district boundaries and would not affect historical, archaeological, or paleontological resources.

M. Parks, Recreation, and Visitor-Serving Uses. The proposed project, as conditioned, is consistent with the applicable policies contained in the Parks, Recreation, and Visitor-Serving Uses section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.170 (Parks, Recreation, and Visitor-Serving Uses).

The project site is not located adjacent to any public parks or open space, and the project does not entail any development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses. Therefore, the project is consistent with the LUP policies for parks, recreation, and visitor-serving uses (C-PK-1 and C-PK-3), and this finding because the project is proposed entirely on an existing residential property that is not located within a mixed-use coastal village commercial/residential zone and does not entail any construction of development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses.

6. **WHEREAS**, the proposed project is consistent with the mandatory findings for Design Review approval (Marin County Section Chapter 22.42).

- A. The proposed development complies with either the Single-family or Multi-family Residential Design Guidelines, as applicable, the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and 22.32.168 (Tidelands), as well as any applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.**

There are no standards provided in Chapter 22.14 that apply to the project and the development would not occur within a tidelands area. The proposed project is consistent with the Design Guidelines and Discretionary Development Standards because it is designed to avoid adversely affecting natural resources or the character of the local community. The project's consistency with the standards and guidelines most pertinent to the subject property is discussed below.

SITE PREPARATION: Development Standards J.1 through J.6; Design Guidelines A-1.2 through A-1.4

Discretionary Development Standards J.1 through J.6 and Design Guidelines A-1.2 through A-1.4 primarily address how the site design of the proposed development would affect natural systems, such as changes to the conveyance of stormwater runoff. The site design of the proposed project would comply with the applicable discretionary standards intended to preserve natural systems by, among other considerations, minimizing stormwater runoff, and reducing risks associated with geological hazards. The Land Development Division, of the Department of Public Works has reviewed the application with a focus on the associated infrastructure, determined that it satisfactorily complies with their standards for such an application, and included prescriptive measures to ensure that the site design addresses effects on natural systems in accordance with their standards during the processing of other development-related permits. Therefore, the project meets the objectives of Discretionary Development Standards J.1 through J.6 and Design Guidelines A-1.2 through A-1.4.

BUILDING LOCATION: Development Standards D.1 through D.4; Design Guidelines D-1.6

Discretionary Development Standards D.1 through D.4 and Design Guidelines D-1.6 pertain to the siting of proposed development, favoring development that "clusters" structures while discouraging development near visually prominent ridgelines. The project site is not located on or near a ridge, and structures are clustered. Therefore, the project meets the objectives of Discretionary Development Standards D.1 through D.4 and Design Guidelines D-1.6.

PROJECT DESIGN: Development Standard I.1 and I.2; Design Guideline D-1.7

Discretionary Development Standards I.1 through I.2 and Design Guideline D-1.7 specify structure height limits based on designation (primary or accessory), use (residential, agricultural, etc.), and location (e.g., ridgeline) and also address the exterior finishes of the development. As discussed above in section 5.F the proposed detached accessory structure would be 16 feet 6 inches above the surrounding grade. The height of the proposed structure would be consistent with Marin County Coastal Zoning Code section 20.64.045.C.2 which allows detached accessory structures more than 40 feet from all property lines to be constructed to the allowable height for a primary structure. An earthen-tone color pallet would be utilized for the exterior materials and would include exterior finishes that complement each other. This includes dark sage green Hardie panel boards.

This design would include use of corrugated metal and standing seam roofing materials. Therefore, Discretionary Development Standards I.1 through I.2 and Design Guideline D-1.7 have been met.

MASS AND BULK: Design Guidelines D-1.1 through D-1.5

Single-Family Residential Design Guidelines D-1.1 through D-1.5 concern the reduction of the visual bulk of residential development to attain compatibility with the scale and character of the local community. Consistent with the Single-family Residential Design Guidelines, the mass and bulk of the proposed building is broken up via building recesses or varying roof forms. Additionally, the use of detached accessory structures effectively breaks up the visual bulk and mass of the development. The proposed design does not include any cantilevered elements. Therefore, the project is consistent with this finding.

EXTERIOR LIGHTING: Development Standard G; Design Guideline C-1.11

Discretionary Development Standard G and Design Guideline C-1.11 addresses exterior lighting. The selected light fixtures complement the architectural design of the structures and are shielded and pointed downward, so light is not cast upward. Additionally, the project will be subject to Standard Condition 4 of the Uniformly Applied Conditions 2026, requiring adherence to these standards and guidelines. Therefore, the project will conform to the Exterior Lighting guidelines (C-1.11) of the Single-family Residential Design Guidelines and the exterior lighting standards (G) of the Discretionary Development Standards.

LANDSCAPING AND VEGETATION REMOVAL: Development Standard F; Design Guideline A-1.1

Discretionary Development Standard F and Single-Family Residential Design Guideline A-1.1 addresses the aesthetic and ecological effects of landscaping, including the removal of trees and vegetation. The project is vegetated with coast live oak woodland, cypress groves, non-native forest and ornamental landscaping. The proposed project would not result in the removal of any trees; therefore, is consistent with this finding and Allen Coastal Development Permit, Land Division and Precise Development Plan (Resolution 99-137).

ACCESS: Development standard C; Design Guidelines A-1.5

Discretionary Development Standard C and Single-Family Residential Design Guideline A-1.5 addresses the means of vehicular access for development. The property is accessed by an existing driveway that extends from Horseshoe Hill Road to the building envelope. The project does not include the construction of new roads. Therefore, the project complies with Discretionary Development Standards C and Single-Family Residential Design Guidelines A-1.5.

NEIGHBORHOOD COMPATABILITY: Design Guidelines B-1.1, C-1.1 through C-1.3, C-1.7

Single-Family Residential Design Guidelines B-1.1, C-1.1 through C-1.3, and C-1.7 are intended to respect the physical relationships between residential structures, protecting and promoting both tangible and intangible attributes of a community. The proposed project is consistent with the key design principles of the Single-family Residential Design

Guidelines in that the project maintains adequate space, light, and a sense of openness from surrounding residences in the neighborhood. Therefore, the project is consistent with this finding.

B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.

The project site consists of a developed wooded lot with varying topography, which is accessed via Horseshoe Hill Road. Properties in the area are developed with single-family residence with a detached accessory structure, pools and some equestrian uses. The architectural design, massing, materials and scale of the proposed structure is compatible with the neighborhood and natural environment, which is comprised of a mixture of lot and housing sizes. As discussed above, the proposed structure complies with the applicable height standards. Therefore, the project is consistent with this finding.

C. The proposed development results in site layout and design that 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 proposed detached accessory structure maintains sufficient setbacks from adjacent properties given the larger lot size in the immediate area, thereby privacy would be maintained, and sun and light exposure would not be eliminated. The proposed structure would not eliminate any primary views or vistas. The exterior light fixtures would be shielded down, thereby ensuring that light pollution would be minimized. Therefore, the project is consistent with this finding.

D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.

The project site is located entirely on private property and outside the access easement of Horseshoe Hill Road. Therefore, the project would not encroach onto adjoining private properties, public lands, public easements, trails and rights-of-way. Therefore, the project is consistent with this finding.

E. The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.

The proposed detached accessory structure would provide appropriate separation between buildings and development on adjacent properties by maintaining adequate setbacks. Additionally, the project is designed with a comprehensive landscape plan. Furthermore, the project would be reviewed during the Building Permit stage to ensure the structure meets all current fire and building code requirements.

7. **WHEREAS**, the project is consistent with the mandatory findings for Tentative Map Waiver approval (Marin County Section 22.84.035).

A. The proposed subdivision meets all requirements of the State Subdivision Map Act and any applicable provisions of this title.

The proposed Tentative Map Waiver would modify the building envelope approved June 24, 1999, as part of the Allen Coastal Development Permit, Land Division and Precise Development Plan (Resolution 99-137). Resolution 99-137 approved the division of a 9.95-acre property into two parcels. The subject property created was a 4.975-acre parcel, containing a 17,500 square foot building envelope. Through Conditions of Approval Resolution 99-137 emphasized the importance of minimizing tree removal and grading. Additionally, Condition of Approval 9c required Coastal Development Permit and Design Review approval for future development on the subject site. Resolution 99-137 did not include additional conditions of approval regarding future modification to the approved building envelope.

The building envelope created by Resolution 99-137 encompasses the existing residence, portion of the driveway and a grove of mature oak trees. The proposed building envelope is proposed to encompass the above features in addition to an existing garage, a proposed detached accessory structure and a new accessory dwelling unit. The proposed development and building envelope is clustered near the existing driveway and structures on the site. The proposed development has also been placed to avoid tree removal and minimize grading. Therefore, the building envelope modification is consistent with this finding and Resolution 99-137.

B. The proposed subdivision does not increase the number of lots on the property except in conformance with section 22.84.035.B and meets all requirements of Title 22 of the Marin County Code.

The Tentative Map Waiver is consistent with this finding because it would result in an adjustment to a building envelope without creating any new lots.

C. Adequate public notice of the proposed subdivision has been given.

The project was noticed in accordance with the requirements of the Marin County Code Title 20 and 22.

D. A Parcel Map or Final Map will be required, except when a Certificate of Correction is filed to modify a map that was previously recorded.

A condition of approval requires that the applicant obtain approval of a Parcel Map or Certificate of Correction from the Department of Public Works prior to issuance of the Building Permit for the construction of any structures outside of the previously recorded building envelope.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Deputy Zoning Administrator and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be

required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Brahm Family Revoc Trust Coastal Development Permit, Design Review and Tentative Map Waiver subject to the conditions as specified below:

CDA-Planning Division

1. This Coastal Development Permit and Design Review approval authorizes the construction of a new 896 square foot detached accessory structure, and construction of 326 square feet of additions onto an existing detached accessory structure to create a 558 square foot Accessory Dwelling Unit on a developed lot in Bolinas. The approved detached accessory structure shall reach a maximum height of 16 feet 6 inches above surrounding grade and the exterior walls would be 91 feet 2 inches from the front property line and over 100 feet from other all property lines. The approved Accessory Dwelling Unit would reach a maximum height of 15.8 feet above surrounding grade, and the exterior walls would be over 100 feet from all property lines.

This Tentative Map Waiver approval authorizes the modification to the Building Envelope originally approved by Resolution 99-137.

2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall obtain approval of a Parcel Map or Certificate of Correction from the Department of Public Works prior to issuance of the Building Permit for the construction of any building outside of the previously recorded building envelope.
3. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Brahm Residence," consisting of 20 sheets prepared by Geizler Architects, received in final form on April 1, 2026, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
4. The project shall conform to the Planning Division's "Uniformly Applied Standards 2026" with respect to all of the standard conditions of approval and the following special conditions: 8 and 9.

SECTION IV: VESTING

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

SECTION V: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and the required fee must be submitted in

the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than 10 business days from the date of this decision (August 20, 2026).

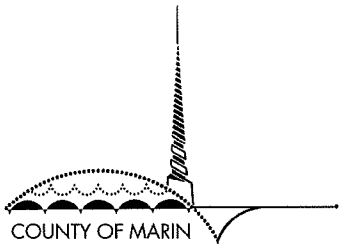
SECTION VI: ADOPTION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 6th day of August 2026.

Sabrina Cardoza
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:

Michelle Reed
DZA Recording Secretary



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO PLANNING PERMITS**

2026

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. If the project is subject to the affordable housing requirements of Development Code Chapter 22.22, the applicant shall provide a copy of the affordable housing plan required by Development Code section 22.22.110 to the CDA Planning Division following its approval by the CDA Housing Division.
3. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin and shall cooperate fully in the defense.
4. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
5. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of

the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment

into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Wildlife, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.

17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 60 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 120 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 180 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

WHEN FILED MAIL TO:

Marin County Community Development
Agency, Environmental Review Division
3501 Civic Center Drive, #308
San Rafael, Ca 94903

Attn: Don Allee

THIS SPACE FOR COUNTY CLERK'S USE ONLY

NOTICE OF CEQA EXEMPTION

July 13, 2026

1. **Project Name:** **Brahm Family Revoc Trust Coastal Development Permit, Design Review and Tentative Map Waiver**
2. **Project Location:** 330 Horseshoe Hill Road, Bolinas
3. **Project Summary:** Proposes the construction of a new 896 square foot detached accessory structure, construction of 326 square feet of additions onto an existing detached accessory structure to create a 558 square foot Accessory Dwelling Unit and modifications to the building envelope.
4. **Public Agency Approving Project:** Marin County Community Development Agency, Planning Division
5. **Project Sponsor:** Brahm Family Revoc Trust
6. **CEQA Exemption Status:** CEQA Guidelines Section 15301, Class 1, and Section 15303, Class 3
7. **Reasons for Exemption:** The project entails modifications to an existing structure and the construction of a new accessory dwelling unit on a developed lot which would not result in potentially significant impacts to the environment.

Project Planner:

Megan Alton

Megan Alton
Senior Planner

Reviewed by:

Robin Fies for

Rachel Reid
Environmental Planning Manager

VICINITY MAP



**INTERDEPARTMENTAL TRANSMITTAL
MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES
ROOM 283, 499-6907
2nd TRANSMITTAL**

DATE:	April 17, 2026	TYPE OF DOCUMENT
TO:	Megan Alton, Planner	DESIGN REVIEW
FROM:	Shari Holloway, Senior EHS	LAND DIVISION
RE:	Brahm Family Revoc Trust Coastal Development Permit & Tentative Map Waiver	USE PERMIT
		VARIANCE
AP#:	188-140-69	MASTER PLAN
ADDRESS:	330 Horseshoe Hill Rd, Bolinas	X COASTAL PERMIT
		LOT LINE ADJ.
Project ID	Project ID P6054 - 2 nd Transmittal	X OTHER (Tentative Map Waiver)

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

X WATER	SEWAGE	SOLID WASTE
POOLS	HOUSING	FOOD ESTABLISHMENT

THIS APPLICATION IS FOUND TO BE:

X FIND IT COMPLETE.

FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.

FIND IT ACCEPTABLE AS PRESENTED, WITH THE FOLLOWING CONDITIONS.

RECOMMEND DENIAL FOR THE REASONS LISTED BELOW.

WATER:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
Application is complete.
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.
N/A
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.
Feasible as proposed.
4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.
N/A

EHS NOTE: This parcel is currently served by a Permit to Operate a Domestic Water System - PTO 89-38AB. EHS will require the applicant to apply to amend the existing PTO. Additionally, EHS records show a second non-conforming well on the property was required to be destroyed as a condition of the Permit for the Drilling of a Water Well dated November 4, 1998. This destruction was not completed. EHS will require the non-conforming well to be destroyed under permit.

From: Honey, Julian@Coastal
To: Megan Alton
Cc: Ringuette, Oceane@Coastal; Rexing, Stephanie@Coastal
Subject: RE: Transmittal - Brahm Family Revoc Trust Coastal Development Permit, Design Review, and Tentative Map Waiver
Date: Wednesday, April 22, 2026 3:43:01 PM
Attachments: [image002.png](#)

Hi Megan,

Our only comments at this time are to please confirm that the applicant is incorporating the recommendations from the biological assessment into the project.

Thanks!

Julian Honey (He/Him/His)
Coastal Planner
North Central Coast District



From: Megan Alton <Megan.Alton@MarinCounty.gov>
Sent: Friday, April 3, 2026 11:54 AM
To: Honey, Julian@Coastal <julian.honey@coastal.ca.gov>
Cc: Ringuette, Oceane@Coastal <oceane.ringuette@coastal.ca.gov>; Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>
Subject: Transmittal - Brahm Family Revoc Trust Coastal Development Permit, Design Review, and Tentative Map Waiver

Hello Julian,

Please find the attached 2nd Transmittal and materials for the Brahm Family Revoc Trust Coastal Development Permit, Design Review, and Tentative Map Waiver at 330 Horseshoe Hill Road, Bolinas.

Please note that I have requested comments regarding incompleteness by April 24, 2026.

Thank you,

Megan Alton
SENIOR PLANNER

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308

San Rafael, CA 94903
415 473 6235 T
415 473 7880 F
megan.alton@marincounty.gov

Email Disclaimer: <https://www.marincounty.gov/privacy-policy>

**INTERDEPARTMENTAL TRANSMITTAL
MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES
ROOM 236, 415-473-6907**

DATE: April 24, 2026

TO: Megan Alton, Senior Planner

FROM: Becky Gondola, Senior REHS

RE: Brahm Family Revoc Trust Coastal
Development Permit, Design Review

AP#: 188-140-69

ADDRESS: 330 Horseshoe Hill Rd., Bolinas

TYPE OF DOCUMENT	
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x	DESIGN REVIEW
	LAND DIVISION
	USE PERMIT
	VARIANCE
	MASTER PLAN
x	COASTAL PERMIT
	LOT LINE ADJ.
x	OTHER

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:
--

WATER	x	SEWAGE	SOLID WASTE
POOLS		HOUSING	FOOD ESTABLISHMENT

THIS APPLICATION IS FOUND TO BE:

FIND IT COMPLETE.

FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.

x FIND IT ACCEPTABLE AS PRESENTED, WITH THE FOLLOWING CONDITIONS.

RECOMMEND DENIAL FOR THE REASONS LISTED BELOW.

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.

Yes

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.

N/A

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.

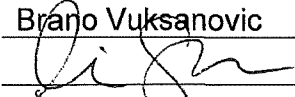
Yes, the project continues to be feasible as proposed with the following conditions/notations for ease of passing through technical review with ease at the building permit stage :

- ADU/Studio appears to require a sump to deliver sewage to main septic tank. Contract with a septic engineer to submit plans for the sump to Marin County Environmental Health Services prior to submitting building plans. Overlay sump and delivery line to building plans.
 - Have architect confirm that home layout plan is consistent with original home plans and or simply submit original plans to indicate existing home plans and no work so EHS can confirm bedroom count.
 - If the barn will have any plumbing, then EHS will need a technical report from the septic engineer to propose the daily flows expected from the barn. At this time it appears there is no plumbing proposed.
4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.
N/A

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - Second Transmittal

DATE: 4/24/26DUE: 4/28/26TO: Megan AltonFROM: Brano VuksanovicAPPROVED: RE: Brahm Family Trust Coastal Permit
and Tentative Map Wavier P6054APN: 188-140-69ADDRESS: 330 Horseshoe Hill Rd, Bolinas**TYPE OF DOCUMENT**DESIGN REVIEW☒ COASTAL PERMITLAND DIVISIONVARIANCEUSE PERMITENVIRONMENTAL REV.OTHER: Tentative Map☒ WaiverDepartment of Public Works Land Use Division
has reviewed this application for content and:☒ Find it **COMPLETE**Find it **INCOMPLETE**, please submit items listed belowFind it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**Comments Included (Inc.) or
Attached (Att.) from other DPW
Divisions:TrafficFlood ControlOther: _____**Merit Comments****Prior to Issuance of a Building Permit:****Driveways:**

1. Per Marin County Code § 24.04.260(b), the minimum improved width of a driveway serving two to six dwelling units is sixteen feet. Subject to the review and approval of the agency, this may be reduced to a minimum of twelve feet along all or part of its length if extenuating circumstances exist. In evaluating a proposal for such a reduction, the amount of grading and tree removal and the height of any retaining walls necessary to obtain the full width shall be of paramount consideration. When such a reduction is proposed the design shall be submitted to the appropriate fire department or protection district for review, comment, advice and mitigation suggestions. In addition, one or more turnouts may be required as determined appropriate by the agency. Demonstrate compliance.
2. Per Marin County Code § 24.04.300, when it is required that a driveway be paved, the pavement section shall consist of a base course approved by the agency covered with a minimum thickness of two inches of A.C. or three and one half inches of P.C.C. Driveways over eighteen percent grade shall be surfaced with P.C.C. and given a broomed or otherwise roughened finish. Demonstrate compliance.
3. Per Marin County Code § 24.04.310, all driveways within the city-centered corridor and village areas shall be paved regardless of grade. Demonstrate compliance.
4. Per Marin County Code § 24.04.320, driveways outside the city-centered corridor and village areas need not be paved except those sections over twelve percent in grade or along any section where paving is deemed necessary by the agency to provide a safe and

adequate access. Where paving is not required, the driveway shall be surfaced with at least four inches of compacted crushed rock. Demonstrate compliance.

Parking:

5. Per Marin County Code § 24.04.335(d), no compact parking spaces shall be allowed in providing the number of parking spaces required by this chapter.
6. Per Marin County Code § 24.04.380(a), head-in parking spaces shall be a minimum eight and one-half feet by eighteen feet. Parallel spaces shall be a minimum eight feet by twenty feet. For constrained locations such as garages serving single-family dwellings, spaces shall be a minimum nine feet by twenty feet. Demonstrate compliance.
7. Per Marin County Code § 24.04.400, the maximum cross-slope or grade of a parking area shall not be more than eight percent. Demonstrate compliance.
8. **Grading & Drainage Plans:** Provide the following information on the drainage and grading plan:
 - a. Plan shall provide existing and proposed topographic contours, or a sufficient number of spot elevations, to describe drainage patterns. The proposed project shall maintain existing drainage patterns.
 - b. Plan shall show and label all existing and proposed drainage features and improvements. Improvements may include down spouts, footing and foundation drains, area drains and catch basins, piping and out fall structures or means of dispersion. Note that 2022 California Plumbing Code (CPC) §1101.12.1 requires roof areas of buildings to be drained by roof drains and gutters. Note as well that CPC §1101.6.5(2) indicates that the point of discharge shall not be less than 10 feet from the property line.
 - c. Per 2022 California Residential Code § R401.3, lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum 2 percent away from the building. Demonstrate compliance.
 - d. The plan shall also incorporate any recommendations from the Geotechnical Engineer, if such a professional is involved in the project.
 - e. The plan shall tabulate the existing and proposed areas of impervious surface for the property, and demonstrate that there will be no net increase in runoff from the developed site compared to pre-existing development.
 - f. Plan shall show and label the limit of disturbance. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Plan set shall indicate that off-haul must be legally handled or to where off haul will be taken.
 - g. Indicate means of restoring all disturbed areas.
 - h. Add a note on the plans indicating that the plan preparer shall certify to the County in writing upon the completion of work that all grading and drainage improvements were installed in accordance with the approved plans and field direction. Be aware that a DPW Engineer will need to inspect and accept work after receipt of certification letter. Certification letters shall reference building permit number or numbers for specific work being certified, the address of the property and the Assessor's Parcel Number (APN), and shall be signed and stamped by the certifying professional.
9. **Geotechnical Review and Acceptance:** The plans must be reviewed and approved by the soils engineer. Certification shall be either by the soils engineer's stamp and original signature on the plans or by a stamped and signed letter. Certification shall reference plans

reviewed, specifying site, structural, and drainage plans with date of drawings, and verify that plans address any recommendations previously offered.

10. The submitted geotechnical report shall be clearly referenced on the plans, and all applicable recommendations related to grading, drainage, and site preparation shall be incorporated into the design.

Best Management Practices:

11. Per Marin County Code § 24.04.625(a)(c)(g)(k), provide a plan indicating construction-phase best management practices (BMPs) include erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website,
https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosion_sediment-control-measures-for-small-construction-projects-2015.pdf?la=en
12. **Utilities:** Plan shall show the location of all the existing utility laterals and indicate which, if any, will be upgraded or relocated with this project. Be certain to include water, sanitary sewer, gas, electric and telecommunications.

-END-