

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. 26-102

**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 15.8 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

Sabrina Cardoza
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:

Michelle Reed

Michelle Reed
DZA Recording Secretary