

Notice of Marin County Deputy Zoning Administrator Hearing

Bates Revocable Trust Coastal Permit & Design Review

Project ID: P5156

APN(s): 195-194-06

Project Address: 3445 State Route 1, Stinson Beach

Applicant: Michael Mitchell

Project Planner: Kristin Drumm, AICP

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Project Summary: The applicant requests Coastal Permit and Design Review approval to demolish an existing commercial building and construct a new mixed-use building, which would consist of 534 square feet of commercial and a 1,277 square foot, two-story residence located at the rear of the commercial space, and a new septic system.

Date of Hearing: Thursday, November 5, 2026

Hearing Location: 3501 Civic Center Drive, Rooms 328/330, Administration Building, San Rafael, California

Hearing Time: DZA hearings generally begin at 10:00 AM, but a more precise time will be indicated on the hearing agenda posted on the DZA hearing webpage one week before the hearing.

Staff Report: Available on the project webpage and the DZA hearing webpage on Friday, [Fri. before the hearing].

The decision on this application is appealable to the Planning Commission. In addition, this project is appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

More information about this application is available online at

<http://www.marincounty.gov/departments/cda/planning/projects>, where projects are listed for the Stinson Beach area.



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.gov at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.



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