Marin County Deputy Zoning Administrator
Regular Meeting
Thursday, November 5, 2026 - 10:00 A.M.

The public hearing began at 10:06 a.m.

1. BATES REVOCABLE TRUST COASTAL PERMIT AND DESIGN REVIEW (PROJECT I.D. P5156) AND CEQA EXEMPTION Planner: Kristin Drumm The project is located at 3445 State Route 1, Stinson Beach, further identified as Assessor's Parcel No. 195-194-06.

In response to a question from the Deputy Zoning Administrator (DZA – Megan Alton), Kristin Drumm, staff, mentioned that Michael Mitchell, the applicant, submitted a letter dated November 4, 2026, since the distribution of the staff report.

The public hearing was opened for testimony.

The applicant/owner(s) and the following members of the audience spoke: Bonnie Sullivan and Mike Mitchell (Applicant).

The public hearing was closed for testimony after everyone had spoken.

The DZA spoke about the project.

The DZA questioned staff about the project.

Staff responded that the project includes a Revegetation and Monitoring Plan to enhance the habitat value of the creek through habitat restoration and monitoring. Regarding views, staff responded that views are addressed in the resolution on page 12.

Mr. Mitchell, applicant, responded to the DZA's questions regarding the two deck columns, which are proposed in the 50-foot creek buffer.

The DZA added a condition to describe the impacts of the two deck columns. Another new condition of approval will require setback verification of both the office and residential portions of the project from the western side property line at the building permit stage.

The Deputy Zoning Administrator adopted the revised Resolution and approved the Bates Revocable Trust Coastal Development Permit and Design Review.

The Deputy Zoning Administrator informed all parties of interest that this action may be appealed to the Marin County Planning Commission within ten (10) business days (November 20, 2026).

The DZA adjourned the hearing at 10:32 a.m.