



# SIERRA CLUB MARIN GROUP

COASTAL SECTION c/o GORDON BENNETT

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Community Development Agency  
3501 Civic Center Drive Room 308, San Rafael, Ca 94903

Re: Jones/Corey/Amdur Coastal Permit and Design Review (CP-02-6 DM -2-11)

The Sierra Club, on behalf of its 7,000 Marin County members, wishes to raise our continuing objections to this project as proposed. The fundamental problem that no amount of tinkering can correct is that this is a residence proposed on an agricultural parcel that is too small for any meaningful agricultural income. All the sympathy that one might ordinarily have for a family or families trying to build their dream home(s) on residential parcel must be completely removed from discussion about size and location of residences on agricultural property.

Location: The ag plan filed for this project is a mere pro-forma attempt to satisfy zoning requirements, but provides negligible benefits to the agricultural critical mass of Marin County. Proponents claim that "agricultural needs" trump the LCP requirement that agricultural residences be located near existing roads. Essentially, they claim that the difference of few dollars of possible ag income is sufficient to move the several hundred thousand dollars home up the hill, where (coincidentally) the home would have a more commanding view of Tomales Bay (and conversely be more prominent visually from public lands). This claim does not pass the straight face test. Furthermore, the SCA extends 100 foot from the streambank or 50 feet from riparian vegetation (whichever is more). The project is claimed to be outside the 100 foot setback, however, but the 50 foot component requires a biologist to determine and map the location of riparian vegetation. This study should determine the actual extent of the SCA without which it is impossible to determine whether the proposal meets SCA requirements. In summary, this home should be located outside the SCA and as close to Highway 1 as possible.

Size: The Sierra Club has seen proposed for agricultural lands numerous "small" residences, which when their external storage rooms, wine cellars, closets, poolrooms, freestanding bedrooms and the like are all connected by breezeways, covered walkways or enclosed within walled courtyards are actually large residences whose visual impact is significantly larger than the square footage of "residences" would imply. In this case, there are three separate structures connected by covered walkways. One might ask, if the agricultural acreage were so valuable, then why spread apart the structure in a way that takes up considerably more land? The reason provided by the proponents is that this project is being constructed for multiple families, each of which desires some measure of privacy. The danger here is that such a precedent continues logically to institutional communities such as Green Gulch, which largely consists of numerous separate bedrooms and one central dining hall. If this is a single family dwelling, then it should be a single dwelling, not three separate structures, especially when the LCP requires coastal development to minimize visual impact. Furthermore, the total size of the project, including but not limited to structures, covered walkways, garages, enclosed courtyards and other residential accessories, should not exceed 3000 square feet to be consistent with community character of residences on agricultural parcels.

Gordon Bennett, Sierra Club Marin Group