



P.O. Box 706 • Stinson Beach • California • 94970

AS AN E-MAIL ATTACHMENT ONLY
October 2, 2015

California Coastal Commission
North Central District Office
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Appeal of Schow Coastal Permit
150 Seadrift Road, Stinson Beach
Appeal No. A-2-MAR-15-0057
CDP number 2015-0020
Hearing Date: October 8, 2015
Item No. Th9a

Ladies/Gentlemen:

The Stinson Beach Village Association has appealed the County of Marin's issuance of a coastal permit for this project. The appeal is set for a "substantial issue" hearing on October 8, 2015. Because an Association representative cannot be present that day to offer testimony, the Association is submitting this letter for consideration by the Commission.

In 1976, the County of Marin adopted the Stinson Beach Community Plan, which created the Stinson Beach Village Association. The Association was given certain responsibilities, among them monitoring proposed development to assure that any new project respects the existing community character and preserves the rural atmosphere of the Village. Any resident, business owner, and/or property owner may be a member of the Association. The Community Plan governs all areas of the Village: Seadrift, the Calles and Patios, the commercial district, the Highlands and Panoramic Highway.

There has been a growing concern in the Village over the last several years, discussed at most recent monthly meetings, about the evolution of development from low profile houses toward higher and boxier ones along the beach side of Seadrift Road, which negatively impact the enjoyment of what's left of the natural environment while walking along the public area of the beach to the channel of the Bolinas Lagoon. Members have expressed their concern that if this trend is allowed to continue, the beach will be bordered on the north by a wall of thirty to forty foot tall edifices, thus transforming the character and atmosphere of the town from rural to suburban.

The Village Association has called for coordinated discussion and development of up-to-date guidelines, involving the Coastal Commission (most likely in preparation and enactment of the Amended Local Coastal Program), the County Development Agency, the Seadrift Homeowners' Association, and the Village Association. We recognize that there are competing interests and that at best there can only be compromises, but we are nevertheless making the effort. To date, we have not been successful.

The Association has appealed this application, the Schow/Wiesenbaker application, for a permit to develop a new structure at 150 Seadrift because it implicates all of these concerns regarding community character and preserving the rural atmosphere, and is in violation of the existing Local Coastal Program and the Coastal Act, as we indicate in our appeal. We appreciate and endorse staff's report and submit that the appeal raises substantial issues that should lead to a *de novo* review.

Thank you for your consideration of this appeal and this letter. We invite questions at any time.

Very truly yours,



J. Michael Matthews
President, Stinson Beach Village Association

cc: Members of the Village Association Board
Curtis Havel, Marin County Deputy Zoning Administrator
Jocelyn Drake, County of Marin Community Development Agency

Incl (2): Photo of 154, 152, 150, 148, and 146 Seadrift Road from public beach
October 2, 2015 letter to Curtis Havel, Marin County CDA

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Built Environment



October 1, 2015 4:48 p.m.

Photo taken from the public area of the sand spit, Stinson Beach, CA
Houses from left to right: 154, 152, 150, 148, 146 Seadrift Road.



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www.stinsonbeachvillage.com

October 3, 2015

Curtis Havel
Marin County Deputy Zoning Administrator
County Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

RE: RESOLUTION NO. 15-109
A RESOLUTION APPROVING SCHOW COASTAL PERMIT 15-20,
VARIANCE 15-5 AND DESIGN REVIEW 15-65
150 SEADRIFT ROAD, STINSON BEACH
ASSESSOR'S PARCEL: 195-041-18

Dear Mr. Havel,

Board members of the Stinson Beach Village Association were caught unawares by a phone call inquiry on August 13, 2015 from Point Reyes Light newspaper reporter, asking if the SBVA planned to appeal the approval of the Schow Coastal Permit for a proposed development at 150 Seadrift Road in Stinson Beach.

The SBVA had not been informed that subsequent to your denial of a Coastal Permit for this project at the hearing on June 25, 2015, the applicant had submitted revised plans and that a new hearing date had been scheduled. The CDA did not provide the SBVA with a set of the revised plans nor direct notification of a new hearing date, the normal procedure for all projects in Stinson Beach and a surprising oversight since we were a "party of interest," having attended and spoken at the June 25, 2015 hearing. We take exception to the following finding in the Staff Report signed by Jocelyn Drake, Project Planner, which recommended "approval with conditions" for the August 13, 2015 hearing:

Story poles were installed on July 28, 2015. A notice was posted on the project site on July 31, 2015. At the time of this staff report, no new public comments have been received. The Community Development Agency provided public notice identifying the applicant, describing the project and its location, and providing the decision date in accordance with California Government Code requirements. This notice was mailed to all property owners within 300 feet of the subject property.

Had we had the opportunity to review the revised plans, we would have responded to the CDA prior to the August 13, 2015 hearing that they did not sufficiently address all of your reasons for denying the first application. With insufficient time to study the new plans and file an appeal with the CDA by the August 20, 2105 deadline, we took the only course available: filing an appeal with the California Coastal Commission.

Sincerely,

J. Michael Matthews
President, Stinson Beach Village Association

CC: California Coastal Commission