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March 13, 2015

Ms. Jocelyn Drake, Planner
County of Marin Community Development Agency
Planning Division
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903-4157

Subject: Project 1-0048/Wisenbaker
Parcel 195-041-18
150 Seadrift Road, Stinson Beach

Dear Ms. Drake:

Please review our letter to the CDA dated October 7, 2013, in which the SBVA relayed its concerns regarding the public views and preservation of community character, development regulations contained within the Interim Marin County Development Code that take into consideration projects that adversely affect the privacy of adjacent residents, and the design of new construction that should be consistent with the County Wide Plan, the Stinson Beach Community Plan, and support the preservation of the rural atmosphere of the Village.

That letter addressed the above referenced applicant's project at 174 Seadrift Road (Project 13-0046, Parcel 195-031-12). He appealed the DZA's Decision with Conditions to the Planning Commission at a hearing on October 14, 2013. At that hearing the Planning Commission voted not only to uphold height and related conditions imposed originally by the zoning administrator but also to eliminate entirely a deck that would look down on neighbors. The applicant then filed an appeal with the Marin County Board of Supervisors, requesting that Planning Commission's conditional approval be overturned. The SBVA wishes to go on record in this letter as supporting the Decision with Conditions by DZA, Curtis Havel.

We have major concerns regarding houses with height variances that adversely alter the perspective of the dunes and the views of Mt. Tam and the ridge from the beach, as well being out of scale with the other houses nearby. In the case of 174 Seadrift, reducing the bulk and mass of the house from the rear setback by reducing the requested variance by two feet as well as removing a northern deck nine feet from the westerly side property line that would attain a height of thirteen and a half feet as measured from grade to the

top of the privacy wall, helps to protect both the privacy of the neighbors as well as public views from the beach; both of which are mentioned as protected rights within the Stinson Beach Community Plan.

The SBVA's mission is to act as a steward of the Stinson Beach Community Plan, and we believe that this project at 150 Seadrift Road as proposed is at variance with that plan for the same reasons that the project at 174 Seadrift Road was at variance. The SBVA is concerned that bulk and mass of buildings on the ocean-side of Seadrift need to be reviewed on a site-specific basis. The above-referenced project's "big-box" design is out of scale with its neighbors, and its bulk and mass is imposing as seen from the public beach. We are concerned that if the full variance as requested is granted, it not only will encourage other builders to design similar structures in future development projects thus continuing to erode the rural atmosphere of the village, but enable builders to point to this variance as having established a precedent entitling them to similar variances.

Very truly yours,

The Stinson Beach Village Association

Mike Matthews

Terry Gordon

Sam Matthews

Christine Ruppe

David Goldstein

Annie Rand

Tara Evans