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March 7, 2013

Ms. Lorene Jackson
PLANNER
County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

Re: Project ID: 13-0046; 174 Seadrift Road, Stinson Beach; Werner Coastal Permit (CP 13-11), Design Review (DR 13-47), and Variance Application (VR 13-3); APN 195-031-12

Dear Ms. Jackson:

You have forwarded the above application to the Stinson Beach Village Association for review and comment. Thank you very much for doing so.

One of the mandates of the Stinson Beach Community Plan is that the Village Association monitor and comment upon development applications in our village. We are charged with reviewing any application's general conformance with our Community Plan, and we are specifically directed to pursue the general goals and specific policies of the Plan. Among our goals must be to preserve the rural atmosphere and individualistic climate of the village and, specifically: 1) to support strict enforcement of County codes and ordinances; 2) to screen variance applications to be sure that due consideration is given to the unique characteristics of the subject parcel, the applicant's needs, the neighbors' concerns and the spirit of the applicable zoning; 3) to see that existing height limits are observed throughout the village, including within Seadrift; and 4) to assure that the existing sense of open space in the village be preserved. Additionally, we view ourselves as a clearinghouse for information; we report to our members, solicit comment from them, and communicate what we are told to those who need to know.

We are at a preliminary stage in our review of this application. As set out below, we would like to know more and expect to obtain more information as comments from other agencies and updated information is sent us. At this time, we can report the following general comments:

1. Generally, there is a concern among some in the village about the propagation of FEMA houses in Seadrift. These houses seem to be much taller than the existing houses in Seadrift, the Patios and the Calles. The experience of walking the beach changes with looming structures along the Seadrift edge. We have been told that this proposed house is nearly identical to one built by the same applicants at the channel end of the beach, where there is now a truly different sense of scale. We would

prefer that these huge structures not move east towards the public beach. We do not want a Southern California feel to our beach.

2. We do understand that the applicants seek a variance. We presume from what we have seen that they propose to go four feet higher than their zoning would allow. We also see that they propose to place fill. We would like to understand how the placement of fill relates to the measurement of the overall height of the building. We also would like to understand how they have reconciled the proposed increase in height and placement of fill with the requirements of the Seadrift CC&Rs. We presume this information will be in the comments you get or in the further information we seek below.
3. Since one of our mandates in commenting upon variance applications is to be sure those neighbors' need and the spirit of the applicable zoning is met, we wonder if the effect of the proposed house on view lines and neighbors' privacy has been sufficiently addressed.

We also have the following more specific requests:

1. The Civil Engineer, Survey and Drainage drawings are at appropriate scales, but lack proper context. Can we see this information related to adjoining properties? The Architectural drawing set needs to include a proposed resolution to the many conflicting elevations that leaves a significant, "occupiable", space remaining. Can we see a Long Section that illustrates the buildable envelope that results from the intersection of FEMA, Coastal and County regulations?
2. This project deserves a thorough consideration of its impact on the waterfront. We would like to see a massing study of ocean-side facades, perspective renderings, and/or 3-D models showing a thorough consideration of the likely impact of this project on the shore. Also, can the applicant give us a photo of the existing conditions from the beach and each side, and then overlay it with the outline or a rendering of the proposed house so we can see what it would look like if built?
3. Will you be obtaining an analysis of the structural integrity of that portion of the beach and at the types of occupation/habitation supported there? Must the existing large tree be cut down?

We will be posting this letter on our website to solicit further comment from members, and will be continuing to report to our members at our monthly meetings. We look forward to reviewing further submissions and to participating further in the process. We will report to you any further comments we receive from members or that originate with our board.

Thanks for your efforts on behalf of all involved.

The Stinson Beach Village Association

By: _____

Mike Matthews, Coordinator