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October 7, 2013

Ms. Lorene Jackson, Planner
County of Marin Community Development Agency
Planning Division
3501 Civic Center Drive, Suite 308
San Rafael, Ca. 94903-4157

Subject: Project 13-0046
Parcel 195-031-12
174 Seadrift Road, Stinson Beach

Dear Ms. Jackson,

The Stinson Beach Village Association opposes Mr. Wisenbaker's appeal and supports the Decision with Conditions by DZA, Curtis Havel: lowering the roofline of the southernmost elevation goes toward relieving our concern for Public Views and Preservation of Community Character in that it would be more to the scale of the adjacent properties; development regulations contained within the Interim Marin County Development Code take into consideration projects that adversely affect the privacy of adjacent residents; the design of new construction should be consistent with the Countywide Plan, the Stinson Beach Community Plan, and support the preservation of the rural character of the Village.

Thank you for continuing to consider the concerns of the SBVA as you prepare your report to the Planning Commission.

The Stinson Beach Village Association Board
Michael Matthews
Sam Matthews
Don Anderson
Terry Bryant
Member recusing: Christine Ruppe
Member abstaining: Larry Crutcher
Member not present: Terry Gordon