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February 24, 2014

Veronica Corella-Pearson
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, California 94903

Re: Project # 2013-0308
APN: 195-331-39
213 Seadrift Road, Stinson Beach

Dear Ms. Corella-Pearson,

The Stinson Beach Village Association (SBVA) is a reviewing agency for all projects in Stinson Beach and acts as a steward of the Stinson Beach Community Plan, which is a part of the Marin County Wide Plan. Regarding the above captioned application, the Stinson Beach Village Association was not notified or given a chance to comment on these plans prior to the recent notification that the DZA's conditions for approval of this project were appealed to the Planning Commission Board. That being said, the Stinson Beach Village Association is concerned that this project does not support the Stinson Beach Community Plan.

Development regulations in the Interim Marin County Development Code requires that projects not adversely affect the privacy of adjacent residents, that the design of new construction is consistent with the County Wide Plan and the Stinson Beach Community Plan, and that the rural atmosphere of the Village be preserved.

The Stinson Beach Village Association is concerned that bulk and mass of this proposed project, as well as the light pollution from its large windows, are overbearing and affect adversely the privacy of adjacent residents. Even with the conditions for approval imposed by the DZA, the scale of this proposed project is not consistent with neighboring structures.

Please refer to the Board of Supervisors' ruling regarding 174 Seadrift Road, which sets the tone for future building in Stinson Beach. As Supervisor Steve Kinsey stated, "we are all working hard to get the massing of buildings as respectful as it can be while still allowing full enjoyment of the site and extend views." Allowing this project to go forward as currently designed will continue a trend that leads to a less desirable future for Stinson Beach, a trend of erecting imposing buildings that maximize bulk and mass while ignoring the negative effects on neighbors and on a community of ever decreasing unobtrusive residences.

Very truly yours,

Stinson Beach Village Association Board

Terry Gordon

Mike Matthews

Kelli Giest

Sam Matthews

Susan Banta

David Goldstein

Christine Ruppe

Don Anderson, abstaining

Larry Crutcher, recusing