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January 8, 2014

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

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

Dear Ms. Jackson,

Regarding the above noted application, the Stinson Beach Village Association 's (SBVA) October 7, 2013 letter to you relayed our concerns regarding the public views and the preservation of community character. Development regulations in the Interim Marin County Development Code require that projects not adversely affect the privacy of adjacent residents, that the design of new construction be consistent with the County Wide Plan and the Stinson Beach Community Plan, and that the rural atmosphere of the Village be preserved. In this letter, the SBVA stated its support of the Decision with Conditions by DZA, Curtis Havel.

The referenced applicant appealed the DZA's Decision with Conditions to the Planning Commission in a hearing held October 14, 2013. At that hearing the Planning Commission voted to uphold height and related conditions imposed by the zoning administrator as well as to eliminate entirely a deck that would look down on neighbors. The applicant has now filed an appeal with the Marin County Board of Supervisors, requesting that Planning Commission's conditional approval be overturned.

The SBVA would like to reiterate its support of the Planning Commissioner's assessment and recommendations. We do not support granting height variances that adversely impact the views from the public beach of the west face of Mt. Tamalpais State Park. The Commissioner's decision to reduce the bulk and mass of the house from the rear setback by reducing the requested variance by 2 feet as well as removing a northern deck 9 feet

from the westerly side property line that would attain a height of 13.5 feet as measured from grade to the top of the privacy wall affords privacy to the neighbors and has less impact on views from the public beach, both of which are consistent with policies of the Stinson Beach Community Plan.

The SBVA's mission is to act as a steward of the Stinson Beach Community Plan. As we stated in our letter of April 11, 2013 the SBVA is concerned that the bulk and mass of buildings on the ocean-side need to be reviewed and approved on a site-specific basis. The above-referenced project's bulk and mass is overbearing as viewed from the beach. We are concerned that if the applicant's full variance is granted in the January 14, 2014 hearing before the Board of Supervisors, other builders will be encouraged to design similar structures in the future, further compromising the rural atmosphere of the village.

Sincerely,

The Stinson Beach Village Association

Michael Matthews

Terry Gordon

Sam Matthews

Don Anderson

Terry Bryant

Susan Banta

Member abstaining: Lawrence M. Crutcher

Member recusing: Christine Ruppe

Cc: Supervisor Steve Kinsey