



P.O. Box 706 • Stinson Beach • California • 94970
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April 25, 2014

Scott Greeley, County Planner
County of Marin
Community Development Agency
3501 Civic Center Drive, Suite #308
San Rafael, California 94903

Re: Meier Coastal Permit/Design Review
Project # 13-0464
258 Seadrift Road, Stinson Beach 94970
AP: 195-340-43

Dear Mr. Greeley,

As a threshold matter, we find it difficult to comment on this application, because we are uncertain as to what guidelines the applicant and/or the DZA are applying. The house is classified as a “remodel,” which suggests that the applicant might be seeking to comply with 1988 FEMA guidelines. On the other hand, the height of the residence is following current FEMA guidelines. In placement, bulk and mass, the applicant would seek to be guided by the 1988 rules, which would allow a lower floor elevation and a longer building length (over ninety feet). Though the floor elevation follows the 1988 guidelines, the height requirements follow current FEMA guidelines. The net effect of picking selectively certain allowances from two different guidelines is a house of height, mass, and length that exploits both and conforms to neither.

This application as submitted underlines a collective need for the County and all affected agencies to act to harmonize applicable codes so applicants such as the Meiers and associations such as the Stinson Beach Village Association and the Seadrift Association may have true guidance.

As to specifics, this proposed remodel plan seems to continue a trend in Seadrift toward large, high-ceilinged, dwellings built out to the beach edge of the lot that block lines of sight from the beach. This trend is eroding the rural atmosphere of Stinson Beach, contrary to the goals of the Community Plan.

Very truly yours,

The Stinson Beach Village Association Board

Lawrence Crutcher

Terry Gordon

Mike Matthews

Christine Ruppe

Sam Matthews

Susan Banta

David Goldstein