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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

January 14, 2014

Dear Ms. Jackson,

With regard to the pending application for the Werner parcel, the Sierra Club believes that the proposed project, in its current form would set negative precedents both in terms of impacts on the area of and around the project and in terms of County processes.

Therefore, the Sierra Club makes the following requests of the County of Marin:

**1) Support the Resolution of the Planning Commission issued in October 2013.**

In particular, we ask the County to support **Condition 2e** (limiting the allowed variance to the Marin County maximum height from approximately 3.32 feet of increased height to 1.32 feet of increased height, resulting in a 2-foot reduction in height from the original proposal by Wisenbaker / Werner), **Condition 2c** (increasing design features that reduce the apparent bulk and mass of the proposed structure and the increase side set-back), and **Condition 2f** (which eliminates a deck feature that unreasonably impinges on neighbors and might establish a worrisome precedent).

**2) Support the findings of DZA Curtis Havel issued in his Sept 2013 Resolution.**

We share Mr. Havel's view that maintaining Community Character means a "height" limit "established by the governing zoning district is not an entitlement" and that a height reduction will result in a "meaningful change" in "the visual prominence" of the proposed project; and Mr. Havel's conclusion limiting the variance for height to 1.32 feet for the project would, "make the project more compatible with the surrounding built environment" and "minimize the structure's detrimental effects on the public welfare..."

We further share Mr. Havel's view that maintaining Community Character codes "require that height, scale, and design of new developments be compatible with the character of

the surrounding natural or build environments." and Mr. Havel's view that codes "require projects to minimize or eliminate development or improvements which adversely affect the privacy of adjacent residents."

**C) Assert height limits are maximums subject to site-specific limits and not entitlements.**

The Marin County maximum height requirement, which currently (pending approval from the California Coastal Commission) allow a maximum height of 15-feet above FEMA's mandated BFE, should, under no circumstances, be considered an entitlement.

In general, the Sierra Club prefers opportunities for public input and public agency discretion instead of ever-growing laissez faire entitlements masquerading as public process streamlining, a direction that seems to be becoming a frequently used approach by the County of Marin.

In this case, consistent with Mr. Havel's September 2013 resolution, be a maximum subject to limits that respect "site-specific conditions", and that the existences of approvals for prior projects that may be larger or taller than a current proposal "does not guarantee" approval of similar project designs. As Mr. Havel concludes, "In fact, these examples may reflect a gradual change to the community character that may not be appropriate."

Finally, we ask the County to recognize that the existing Local Coastal Plans I & II are still in effect, and that they supersede other planning documents in the coastal zone. All permits must comply with the current LCP: in no way should the County's proposed revisions to the LCP be considered or used for planning purposes at this time.

The Sierra Club thanks you for the opportunity to comment on this project.



Michele Barni  
Chair, Sierra Club Marin Group