

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
 45 FREMONT STREET, SUITE 2000  
 SAN FRANCISCO, CA 94105-2219  
 VOICE (415) 904-5280  
 FAX (415) 904-5400  
 TDD (415) 597-5885

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**

**Please Review Attached Appeal Information Sheet Prior To Completing This Form.**

**SECTION I. Appellant(s)**

Name: Stinson Beach Village Association

Mailing Address: P.O. Box 706

City: Stinson Beach

Zip Code: 94970

Phone: 415-706-1951

**SECTION II. Decision Being Appealed**

1. Name of local/port government:

County of Marin

2. Brief description of development being appealed:

Schow Coastal Permit-APN 195-041-18- 150 Seadrift Road, Local Applications-CP 15-20-VR-15-5-DR 15-65  
 To construct a new 3206 square foot residence and a 406 square foot garage in Seadrift Subdivision #1 replacing existing structure

3. Development's location (street address, assessor's parcel no., cross street, etc.):

150 Seadrift Road, Stinson Beach, Ca 94970, APN06041-195-041-8

4. Description of decision being appealed (check one.):

Approval; no special conditions

xx  Approval with special conditions:

Denial

**Note:** For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

**TO BE COMPLETED BY COMMISSION:**

APPEAL NO: \_\_\_\_\_

DATE FILED: \_\_\_\_\_

DISTRICT: \_\_\_\_\_

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5. Decision being appealed was made by (check one):

- xx  Planning Director/Zoning Administrator  
 City Council/Board of Supervisors  
 Planning Commission  
 Other

6. Date of local government's decision: August 13, 2015

7. Local government's file number (if any): Project 1-0048/Schow-Wisenbaker

**SECTION III. Identification of Other Interested Persons**

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Steve Wisenbaker  
300 Tamal Plaza, #200  
Corte Madera CA 94925

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) none known

(2)

(3)

(4)

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### **SECTION IV. Reasons Supporting This Appeal**

#### **PLEASE NOTE:**

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

The County of Marin's DZA approved a large boxy house extending to the rear setback (the beach side) and granted a variance allowing a section of the house to tower 37.5 feet above its neighbors, the beach and the roadway. The proposed structure is out of scale with its neighbors, would detract from the natural vistas due to its visual prominence and would stand out in stark contrast to its environment. The approval does not accommodate the requirements of the Coastal Act and Local Coastal Program to preserve the visual quality and scenic resources of the coastal areas (Coastal Act Sec. 30251), and specifically violates the 15 foot height limit applicable to Seadrift in Stinson Beach, and the limit of houses in Seadrift to one story (LCP Unit 1, New Development and Land Use, Visual Resources, No. 21, No. 35 [p.65, p. 81]); does not meet the mandate of Coastal Act Sec. 30213 that new housing in the coastal zone be developed in conformity with the standards, policies and goals of local housing elements, particularly those applicable to the rural villages; and violates Coastal Act Sec. 30253(2) in its grading plan. To the extent that FEMA guidelines require certain minimum floor heights, that requirement is not sufficient to support a hardship finding or need for a variance from the mandates of the Coastal Act or LCP.


The Stinson Beach Village Association directs the Coastal Commission to its staff letter expressing concern with this project's visual effects.

The Stinson Beach Village Association reserves its rights to identify other issues or to refine its statements regarding the issues identified.

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**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

  
\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: September 9, 2015

**Note:** If signed by agent, appellant(s) must also sign below. J. Michael Matthews

**Section VI. Agent Authorization**

I/We hereby  
authorize \_\_\_\_\_  
to act as my/our representative and to bind me/us in all matters concerning this appeal.

\_\_\_\_\_  
Signature of Appellant(s)

Date: \_\_\_\_\_