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BY E-MAIL ONLY
Ms. Jocelyn Drake, Planner
Marin County Development Agency
3501 Civic Center
San Rafael, CA 94903

RE: Schow Coastal Permit/Design Review/Variance Application
150 Seadrift Road, Stinson Beach
Parcel Number 195-041-18

Dear Ms. Drake:

The Stinson Beach Village Association has previously expressed its and its members' concern about the proposed mass and height of this project, and has more generally expressed to your department and to Supervisor Kinsey our concern that there seems to be little coordination or harmony between the Coastal Program (current or proposed), County development guidelines, Seadrift HOA architectural review criteria, and the Village's Community Plan, which is a design review document. I am writing to reiterate these concerns. Please consider this letter, include it as a part of the record, and submit it to the hearing officer, if that is not you.

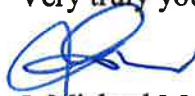
The Schows' proposed project requires height variances for every element, and the resulting structure, if just a one foot reduction in height is to be required, would loom above the beach and its neighbors, and obstruct hillside/mountain views. It does not comply with or preserve the rural character of the Village. Members of the Association discussed the application at our last meeting, uniformly expressed opposition, and authorized this letter expressing the Association's opposition. The proposed structure does not comply with the Stinson Beach Community Plan.

The Village Association has also previously expressed its concern about the southerly march of these large structures down the beach, toward the Seadrift gate, and has noted that the construction of a high wall of houses along the Seadrift portion of the public beach will irrevocably transform the public's experience of the hill and mountain, and of the entire character of the beach. Most recently, at a public hearing regarding the application for approval of the house at 174 Seadrift Road, we observed that if there is to

be no limit to construction of these houses, Stinson Beach, along Seadrift, will come to look like Del Mar or other Southern California localities, hardly rural. Mr. Wiesenbaker, who represents the Schows and also represented the owners of 174 Seadrift, replied on the record that that is the future of Seadrift. Is it? At a recent Village Association meeting, Supervisor Kinsey expressed his concern about the expansion of the height and mass of the houses in Seadrift, and reassured the Association and its members that the County does not favor such large, bulky and tall structures. We trust his guidance would lead you to the same conclusion.

Thus, the Village Association opposes the proposed variance for this house, and again asks that the County coordinate discussions among Planning staff, the Seadrift HOA, and the Village Association to develop uniform guidelines related to building heights and mass along the beach.

Very truly yours,



J. Michael Matthews

President, Stinson Beach Village Association

cc: Hon. Steve Kinsey (by e-mail)
Members of the Village Association board