



Loren Jackson  
Marin County of Marin Community Development Agency  
3501 Civic Center Drive, Room 308  
San. Rafael , Ca 94903-4157

RE: Santos Coastal Permit(CP-9-29)  
Design Review(DR9-61)Assor's Parcel 19-11-13  
4 Francisco Patio, Stinson Beach

Dear Ms. Jackson,

This letter is to state the Village Association's opposition to this project, as proposed. After discussion of this proposed construction, at our April 10, 2009 monthly meeting, of a NEW 932-square foot single family residence on this substandard lot, the Village Association feels that the allowance requested over the standard FAR levels in the Patios and Calles contributes to the following unavoidable issues: 1.) unsustainable parking impacts, 2.) impacts issues of noise and crowding conditions, and 3.) the owners recent sale of the adjoining parcel (APN:-104-05 in 2006) which compounded the proposed projects limitations.

Since you stated in your March 26, 2009 memo, that this parcel (APN:195-104-04) is approximately 70% smaller than what is required in this planned zoning district, and the sale, in 2006, to Bruce Helmerger of Glen Canyon Properties, is of the approximately same size (and is currently being evaluated at the Stinson Beach County Water District), the community concern of additional impacts, with regards to, parking, oversizing FAR above the standard (30%) and the crowding/noise creates a cumulative effect on the neighborhood which the Village Association must oppose.

The applicants should not be encouraged to "bust" the Patios' zoning, the development density of the Patios, and the character of the Patios as a unique area of beachfront in the Stinson Beach coastal zone!

Considering the above voiced issues, the last issue we discussed were the building's height, exceeding 25 foot limits, and the proposed 4'8" loft located above the second story floor/the variances required to the front yard set-back requirements, and the proposed decrease of one (1) required parking site. All of these issues combined, will degrade the overall quality of, not only for the occupants, but for the greater neighborhood.

Respectfully submitted

Scott Tye

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Stinson Beach Village Association Co-coordinator

cc: Mark Hulbert, Preservation Architecture, 446 17<sup>th</sup> street #302, Oakland, Ca. 94612

Mr. Allen Santos, 2 Cottage Row, San Francisco, Ca. 94115

Mr. Bruce Helmberger, Glen Canyon Properties, 1252 A Valencia Street, San Francisco, 94110