

COMMUNITY DEVELOPMENT AGENCY  
PLANNING DIVISION

**NOTICE OF PROJECT STATUS**

March 19, 2015

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

Project Name: Schow Coastal Permit (15-20), Design Review (15-65) and Variance (15-5)  
Assessor's Parcel: 195-041-18  
Project Address: 150 Seadrift Road, Stinson Beach  
Project ID: 2015-0048

Dear Mr. Wisenbaker:

The Community Development Agency - Planning Division – has examined your application and has determined that it is incomplete because additional information is required. This notification is in accordance with State law which requires that we inform you in writing of the status of your application within 30 days after your application was submitted or resubmitted.

Unless specified otherwise, please submit two copies of full sized revised plans, and one set of reduced revised plans, within the next 30 days:

Marin County Community Development Agency - Planning Division (Jocelyn Drake, 473-6245)

1. In conformance with Submittal Checklist Item 14, one sheet of plans must include photos of color chips and exterior building material samples for the painting, roofing, siding, window casings and trim. The photos of the colors and materials must be accurate representations of the true colors and labeled for the proper identification. Complete details, including dimensions, building materials, and colors for all proposed retaining walls must be submitted. Cut sheets showing the exterior lighting fixtures and other site design elements must be shown on the plans.
2. In conformance with item 1 of the submittal checklist, revise the site plan to include the following:
  - a. Show the location of existing easements and rights of ways indicated in the Title Report.
  - b. Indicate the full extent of the footprint of the existing structures on adjacent properties along each side property line. (The height shall be shown on the elevations. See item 3 below.)
  - c. Indicate the top and bottom of each retaining wall, measured from existing or finished grade, whichever is greater. Call out the setbacks of the retaining walls to the nearest property line.

- d. Provide details (including height) of the enclosure for the propane tank and trash, fencing, paths and walkways (including paving materials), and other features that affect the exterior appearance and use of the property and adjacent property.
3. In conformance with item 26 of the submittal checklist, coordinate the schedule for installing the story poles with the Planning Division staff. This is generally not done until all other necessary items of information for the project have been submitted. The applicant shall submit written notification that the story poles have been installed.

The story poles must be connected by orange construction netting and shall clearly and accurately demonstrate the maximum roof height and perimeter of the structure. The construction netting must be at least 1.5 feet wide and must be installed at the base perimeter and at the ridgeline of the poles to represent the height, mass, and bulk of the structure to the maximum extent feasible.

4. In conformance with Submittal Checklist Item 10, all elevation data of the proposed development shall be indicated from the Mean Lower Low Water (MLLW), consistent with Marin County Interim Title 22i Section 22.57.094i.2.
5. In conformance with Submittal Checklist Item 1K, the location of new fencing (and details of the fencing design), as well as the location of walkways (and details of walkway materials), and the location of other features, such as the hot tub, shall be indicated and details of the hot tub shall be provided.
6. In conformance with Submittal Checklist Item 1G, the common and scientific names of all existing trees on the subject property with a 6-inch or greater trunk diameter measured at a height of 4.5 feet above grade must be shown. Any trees proposed for removal must be indicated, along with the reason for removal.
7. In conformance with item 12 of the submittal guide, provide revised elevations that show the following:
  - a. The elevation drawings shall call out the height of all sides of each structure (including fences and retaining walls, decks) in relation to the topography of the adjoining finished and/or natural grades, whichever is greater. Natural and finished grade shall be shown on each elevation.
  - b. Elevations shall indicate the respective height and profile of structures on adjacent properties.
8. In conformance with item 14 of the submittal checklist, indicate the colors and materials of the retaining walls.

## SUBMITTAL


Please carefully review the items indicated above and submit all of the requested information together to the Planning Division at one time. Please note that the time period required by State law for us to review the additional information submitted in response to this Notice of Project Status will not commence until all of the information is submitted. If you require additional time to collect the information listed above, please send me a written request for an extension for a specific period, such as an additional thirty days. It is important to ask for an extension if you need one because your application will expire unless an extension of time is granted.

## RIGHT OF APPEAL

Pursuant to Marin County Code section 22.114.020 and Government Code section 65943 an applicant may appeal a determination that an application is incomplete. If you disagree with this decision regarding the incompleteness of your application, you may appeal it to the Planning Commission. A Petition for Appeal and a \$600.00 filing fee must be submitted in the Community Development Agency - Planning Division, Room 308, Civic Center, San Rafael, no later than 4:00 P.M., April 2, 2015.

Please call me at (415) 473-6245 or contact me via email at [jdrake@marincounty.org](mailto:jdrake@marincounty.org) as questions arise regarding your application or the development review process. If you wish to discuss your application in person, please contact me to schedule an appointment. Drop-by office visits without an appointment are discouraged.

Sincerely,

  
Jocelyn Drake  
Planner

Attachments: (1) Department of Public Works Memo, 3/13/15  
(2) Stinson Beach County Water District Letter, 3/9/15  
(3) Stinson Beach Village Association Letter, 3/13/15  
(4) California Coastal Commission Letter, 3/10/15

cc: DPW, Dmitriy Lashkevich (*via email*)  
Stinson Beach Village Association  
Mr. and Mrs. Steven Schow, 212 Goodhill Road, Kentfield, CA 94904