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APRIL 11, 2013

Ms Lorene Jackson, Planner  
County of Marin Community Development Agency  
Planning Division  
3501 Civic Center Drive, Suite 308  
San Rafael CA 94903-4157

Subject: Project 13-0046  
Parcel 195-031-12  
174 Seadrift Rd, Stinson Beach

Dear Ms Jackson

The Stinson Beach Village Association (SBVA) has previously commented on the Werner development at 174 Seadrift Road, Stinson Beach, noting its concern about the project's non-conformity with the Stinson Beach Community Plan. Among other things, the SBVA noted that the project's scale adversely impacts the character of the community. We also suggested that this application might prompt the County and all affected parties including the Seadrift HOA to begin considering how the propagation of FEMA houses in Seadrift, and potentially the patios and calles, affects the community character. Now the developer's architect, Steven Wiesenbaker, has submitted a revised proposal, to which the SBVA offers the following comments.

As to the request for a height variance, Mr. Wiesenbaker states that FEMA requires the base to be 2 ½ feet higher than the existing grade, necessitating in-fill, and that ceiling height can therefore be increased by 2 ½ feet to 37 ½ feet, versus the Marin County code of 35 feet. He cites the approval by the Seadrift Association for this variance, which we understand is being appealed. The changes do not ameliorate the concerns we previously expressed; the SBVA believes the "big box" design of the house, sitting atop a 2 ½ foot "pad", will adversely alter the perspective of the dune from the beach, of the natural views up to Mt. Tamalpais, and of the entire line of houses on the beach.

As to the mass of the house, we believe that the changes in the amended plans, a minimal shortening of the house depth, does very little to reduce the bulk of the house or alleviate our concerns.

Because of the not-perfectly-flat ocean-facing elevation and the requirement for in-fill, we request that detailed story poles be installed and the heights of the poles verified before the County takes any action regarding Mr. Wiesenbaker's request for the height variance.

We thank you for your consideration.

Sincerely,

THE STINSON BEACH VILLAGE ASSOCIATION  
MICHAEL MATTHEWS, LEAD COORDINATOR