



**2<sup>nd</sup> INTERAGENCY REFERRAL OF PLANNING APPLICATION**  
**Brian Johnson Trust Coastal Permit**  
Project ID P3049

June 10, 2021

*This is the second interagency referral for the subject project.* The Marin County Planning Division is requesting that public agencies with regulatory authority over the Brian Johnson Trust Coastal Permit provide us with written comments on the project by **June 24, 2021**.

The property is located at 21 Calle Del Onda, Stinson Beach further identified as Assessor's Parcel 195-162-49. The applicant's name and contact information are provided below.

Brian Johnson  
[bjbarga@att.net](mailto:bjbarga@att.net)  
(530) 525-5129

Project Description

**On June 8, 2021, the Community Development Agency, Planning Division received resubmitted information from the applicant in response to a request for additional materials by Planning Division staff on March 18, 2021. The resubmitted materials include a response letter from the applicant, an Easkoot Creek Hazards Analysis dated May 13, 2021, a constraints map, revised sheet 10, revised sheet 8, and revised sheet 3.**

On February 16, 2021, the Community Development Agency, Planning Division received a Planning Application.

The applicant requests Coastal Permit approval to construct a new two-story, 1,488 square-foot single-family residence and a 288 square-foot detached garage on a vacant lot in Stinson Beach. The 1,488 square feet of proposed development would result in a floor area ratio of 9.8 percent on the 15,200 square-foot lot. The proposed building would reach a maximum height of 24 feet, five inches above surrounding grade and the exterior walls would have the following setbacks: 25 feet from the northwestern front property line; 53 feet from the northeastern side property line; 90 feet from the southwestern side property line; 25 feet from the southeastern rear property line. Various site improvements would also be entailed in the proposed development, including a new septic system, a new driveway, decks, and landscaping improvements.

Coastal Permit approval is required pursuant to interim Marin County Code Section 22.56.055I because the project entails improvements to a property located in a Coastal zoning district not otherwise exempt from Coastal Permit requirements.

Zoning: C-R2 (Coastal, Residential, Single-family, 7,500 square-foot minimum lot size)  
Countywide Plan Designation: C-MF2 (Coastal, Multi-family, 1-4 units/acre)  
Community Plan (if applicable): Stinson Beach Community Plan

More information about the project will be available on the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> and under the the "Stinson Beach" geographical location. Project plans, technical reports, and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates.

In your response to this referral, please provide the following information:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency's standards, please list the information that you will need to make this determination.
3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency's standards.
4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

In your response, please indicate whether you would like to impose requirements on the project. We will forward your comments to the applicants/owners so they are aware of your agency's requirements.

Please contact me at (415) 473-3607 or [scardoza@marincounty.org](mailto:scardoza@marincounty.org) if you have any questions. Thank you.

*Sabrina Cardoza*  
Sabrina Cardoza  
Senior Planner