

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION
FPLB Beach House LLC Coastal Development Permit and Lot Merger**

Decision: Approved with Conditions
Date: February 20, 2024

Project ID No:	P4194	Applicant(s):	Sean Bailey
		Owner(s):	FPLB Beach House LLC
		Assessor's Parcel No(s):	195-063-03 and -04
		Property Address:	4 Sacramento Patio, Stinson Beach
		Project Planner:	Megan Alton (415) 473-6235 megan.alton@marincounty.gov
		Signature:	<i>Megan Alton</i>
Countywide Plan Designation:		C-SF6 (Single Family, 4-7 units/acre)	
Community Plan Area:		Stinson Beach	
Zoning District:		C-R1 (Coastal, Single-Family Residence, 7,500 sq. ft. minimum lot area)	
Environmental Determination:		CEQA Guidelines section 15301, Class 1, Section 15303, Class 3	

PROJECT SUMMARY

The applicant requests Coastal Development Permit approval for the demolition of an existing residence, construction of a new 2,205 square foot residence, a new 787 square foot detached accessory structure (accessory dwelling unit (ADU)), a new septic system and to merge Assessor Parcel Numbers (APNs) 195-063-03 and -04.

The proposed project would result in a building area and floor area of 3,003 square feet resulting in a floor area ratio of 33 percent on the 8,882 square foot merged lot. The proposed residence would reach a maximum height of 24.81 feet above surrounding grade and the exterior walls would have the following setbacks: 25 feet from the eastern front property line; 40 feet from the southern side property line; 6 feet from the northern side property line; and 16 feet 5 inches from the western rear property line.

The proposed ADU would reach a maximum height of 15 feet above surrounding grade and the exterior walls would have the following setbacks: 24 feet from the eastern front property line; 6 feet from the southern side property line; 83 feet from the northern side property line; and 4 feet

from the western rear property line. Various site improvements would also be entailed in the proposed development, including new decks and planters.

Coastal Development Permit approval is required because the project entails development pursuant to Marin County Coastal Zoning Code Section 20.68.030.

COMMUNITY PLAN CONSISTENCY

The proposed project is consistent with the Stinson Beach Community Plan for the following reasons:

- A. The project is consistent with the Environmental Goals and Policies related to tree protection (3.0 A, B, G, and H) because no large cypress, bay, or alder trees would be removed.
- B. The project is consistent with the Land Use Goals and Policy related to building height (4.0 G) because the project would not exceed the height limit for a residence in the area.

COASTAL IMPLEMENTATION PLAN AND DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Coastal Permit (Marin County Local Coastal Program Implementation Plan Section 22.70.070)

A. Coastal Access. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Coastal Access section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.180 (Public Coastal Access). Where the project is located between the nearest public road and the sea, a specific finding must be made that the proposed project, as conditioned, is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act (commencing with Section 30200 of the Public Resources Code)

The project is consistent with the LUP public coastal access policies (C-PA-3, C-PA-4, C-PA-17, C-PA-21) and this finding because the project site is not near a bluff and would not interfere with or impact coastal access, as there is no coastal access on the site.

B. Biological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Biological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.050 (Biological Resources).

According to the data on file in the Marin County Geographic Information System, the property does not contain wetlands, coastal streams, riparian vegetation, endangered species, or coastal dunes. Additionally, staff conducted a site visit and determined a biological site assessment would not be necessary because no evidence of the presence of an ESHA was observed on the subject site.

The project is consistent with the LUP biological resources policies for the protection of natural transition and connection associated with streams, wetlands, and coastal dunes (C-BIO-1, C-BIO-2, C-BIO-3, C-BIO-7, C-BIO-8, C-BIO-14, and C-BIO-23) and this finding because the project would not substantially alter the margins along environmentally sensitive habitat areas.

Further, the project would not entail the irreplaceable removal of groves of trees that provide wildlife nesting and roosting areas.

- C. Environmental Hazards. The proposed project, as conditioned, is consistent with the applicable policies contained in the Environmental Hazards section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.060 (Environmental Hazards).**

On July 13, 2021, the Board of Supervisors voted to activate the certified Local Coastal Program (LCP) Amendments. All portions of Marin's LCP Amendments have been approved by the Board of Supervisors and certified by the Coastal Commission with the exception of chapters related to environmental hazards, which remain the subject of on-going work and public input. As a result, those sections of the original versions of the LCP, certified by the Coastal Commission in 1980 (Unit I) in 1981 (Unit II) and the Marin County Interim Code Sections 22.56.130I.H, 22.56.130I.K, and 22.56.130I.L still apply to environmental hazards and are further discussed in the Interim Code section of this report.

- D. Agriculture and Mariculture. The proposed project, as conditioned, is consistent with the applicable policies contained in the Agriculture and Mariculture sections of the Marin County Land Use Plan and the applicable agricultural and maricultural standards contained in Chapter 20.32.**

The project entails the demolition of an existing residence, construction of residential structures, installation of a septic system and a merger on a residential lot located amongst residential uses. It is located within an area governed by the C-R1 (Coastal, Residential Single-Family) district. As the site does not entail agricultural or maricultural uses, this finding does not apply.

- E. Water Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Water Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.080 (Water Resources).**

Grading and drainage improvements for the project would comply with the Marin County standards and best management practices required by the Department of Public Works. Additionally, the Stinson Beach Water District would provide water service. Therefore, the project is consistent with the LUP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff that would adversely affect the quality of coastal waters (C-WR-1, C-WR-2, C-WR-3, and C-WR-6).

- F. Community Design. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Design section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.100 (Community Design).**

The subject property is located within a developed residential neighborhood. The surrounding area is generally flat, with residences constructed with varying setbacks and patterns. The residence would reach a maximum height of 24.81 feet above the surrounding grade consistent with the 25 feet height maximum allowed under the C-R1 zoning district regulations. The ADU is proposed to reach a maximum height of 15 feet above surrounding grade consistent with the 15-foot limit for detached accessory structures in the respective zoning

district. The project would be consistent with the prevailing height of other residences and structures in the neighborhood.

Because the site is relatively flat, there are no up-slope and down-slope views of the property and proposed development. Available views of the ocean from Highway 1 are permanently blocked by existing development, and views from the beach to the east are intermittently interrupted by existing development and naturally occurring topographic features. Any available view is distant in nature, as opposed to short-range, and does not include a view of skylines, bridges, and distant cities.

As such, the project is consistent with the Stinson Beach Community Standards under Marin County Implementation Plan Section 22.66.040, LUP policies related to development in Stinson Beach (Land Use Plan Policy C-SB-1) because the height, scale, and design of the residence are compatible with the existing pattern of development in the neighborhood. The proposed project is also consistent with Land Use Plan Policy C-BIO-9, which applies to properties west of the paper street Mira Vista and the dry sand areas west of the Patios. The proposed project would occur entirely onsite and on previously disturbed grounds.

G. Community Development. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Development section of the Marin County Land Use Plan and the applicable standards contained in Chapter 20.66 (Community Development).

The project site is located within a developed residential neighborhood in Stinson Beach. Further, the project entails the construction of a single-family residence in accordance with the C-R1 zoning district and an ADU in accordance with State law. Therefore, the project is consistent with this finding.

H. Energy. The proposed project, as conditioned, is consistent with the applicable policies contained in the Energy section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.120 (Energy).

The project would be required to satisfy all energy-saving standards as required by the County's Building and Safety Division prior to the issuance of a building permit. Therefore, the project is consistent with the LUP energy policies (LUP Policies EH-2.1, EH-2.3, and CD-2.8) and this finding because it would be constructed in conformance with County energy efficiency standards, as verified during the review of the Building Permit application.

I. Housing. The proposed project, as conditioned, is consistent with the applicable policies contained in the Housing section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.130 (Housing).

The project is consistent with the LUP housing policies to address low- and moderate-income housing needs in the Coastal Zone (LUP Policies C-HS-1) because the project would not remove housing subject to a recorded covenant, ordinance, or law that restricts rents to levels of affordable to persons and families of lower or very low income or subject to any other form of rent or price control. Further, the existing single-family residence is not occupied by lower-income households, as defined in Health and Safety Code Section 50079.5.

J. Public Facilities and Services. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Facilities and Services section of the

Marin County Land Use Plan and the applicable standards contained in Section 22.64.140 (Public Facilities and Services).

The Stinson Beach County Water District (SBCWD) currently provides water to the project site, and the SBCWD will continue to provide water to the site once the project is constructed. Additionally, on August 28, 2023, the SBCWD conditionally approved the applicant's new septic system. Therefore, the project is consistent with the LUP public facilities and services policies (C-PFS-1 and C-PFS-7), and this finding because the project would be adequately served by existing public water service and the proposed an onsite sewage disposal system located on the existing residential lot that would be adequately sized to meet the needs of the development, as verified during the review of the Building Permit application.

K. Transportation. The proposed project, as conditioned, is consistent with the applicable policies contained in the Transportation section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.150 (Transportation).

The project is currently accessed from Sacramento Patio and would not entail any alterations or impacts to existing roadway facilities or public parking facilities. Therefore, the project is consistent with the LUP transportation policies (C-TR-1 and C-TR-2) and this finding because the project would not entail any alterations to existing roadway facilities or adversely impact the scenic quality of Highway One.

L. Historical and Archaeological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Historical and Archaeological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.160 (Historical and Archaeological Resources).

The project site is not within any designated historic district boundaries, as identified in the Marin County Historic Study for the Local Coastal Program. Therefore, the project is consistent with the LUP historical and archaeological resources policies (C-HAR-2, C-HAR-8) and this finding because the project site is not located within any mapped historic district boundaries and would not affect historical, archaeological, or paleontological resources.

M. Parks, Recreation, and Visitor-Serving Uses. The proposed project, as conditioned, is consistent with the applicable policies contained in the Parks, Recreation, and Visitor-Serving Uses section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.170 (Parks, Recreation, and Visitor-Serving Uses).

The project site is not located adjacent to any public park or open space, and the project does not entail any construction of development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses. Therefore, the project is consistent with the LUP policies for parks, recreation, and visitor-serving uses (C-PK-1 and C-PK-3), and this finding because the project is proposed entirely on an existing residential property that is not located within a mixed-use coastal village commercial/residential zone and does not entail any construction of development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses.

Mandatory findings for Coastal Permit approval pursuant to Marin County Interim Code Sections 22.56.130I.H, 22.56.130I.K, and 22.56.130I.L.

A. Dune Protection (Marin County Interim Code Section 22.56.130I.H)

While there are dunes in Stinson Beach, no dunes are on the project site. Therefore, the project is consistent with this finding because no dunes are located on the site.

B. Shoreline Protection (Marin County Interim Code Section 22.56.130I.K)

The proposed project does not include any structure located adjacent to the shoreline or within a bluff erosion zone.

C. Geologic Hazards (Marin County Interim Code Section 22.56.130I.L)

The proposed project would be constructed in accordance with the applicable requirements. As the project is potentially subject to geologic hazards, a condition of approval shall be placed on the project stating, "The applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards."

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Coastal Development Permit approval authorizes the demolition of an existing residence, construction of a new 2,205 square foot residence, a new 787 square foot detached accessory structure (ADU), and a new septic system and the merger of APNs 195-063-03 and -04. The approved residence shall reach a maximum height of 24.81 feet above surrounding grade and the exterior walls shall have the following setbacks: 25 feet from the eastern front property line; 40 feet from the southern side property line; 6 feet from the northern side property line; and 16 feet 5 inches from the western rear property line. The approved detached accessory structure (ADU) shall reach a maximum height of 15 feet above surrounding grade and the exterior walls shall have the following setbacks: 24 feet from the eastern front property line; 6 feet from the southern side property line; 83 feet from the northern side property line; and 4 feet from the western rear property line.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "4 Sacramento Patio," consisting of 25 sheets prepared by Sean Bailey Design, received in final form on December 11, 2023, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall modify the project to conform to the following requirements:

- a. The upper story deck and entry porch overhang shall not project more than 6 feet into the front setback consistent with Marin County Coastal Zoning Code section 20.64.045.
3. The project shall conform to the Planning Division’s “Uniformly Applied Conditions 2023” with respect to all of the standard conditions of approval.

VESTING

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

RIGHT TO APPEAL

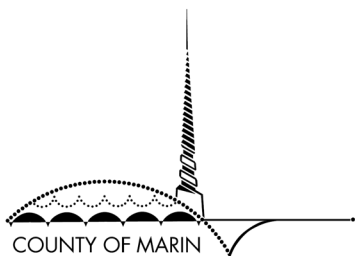
This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than 10 business days from the date of this decision (March 5, 2024).

This Coastal Development Permit consists of “minor development” consistent with Coastal Zoning Code Section 20.70.030. Public notice was provided and no request for a public hearing was received, consistent with Coastal Zoning Code Section 20.70.030(B)(6).

- cc: *{Via email to County departments}*
CDA – Assistant Director
CDA – Planning Manager
DPW – Land Development
Stinson Beach County Water District
Marin County Fire Department

Attachments:

1. Marin County Uniformly Applied Conditions 2023
2. California Coastal Commission, August 10, 2023
3. Department of Public Works, December 27, 2023
4. Dennis Fisco, October 23, 2023
5. Dennis Fisco, December 26, 2023



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

2023

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin and shall cooperate fully in the defense.
3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A

report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.
17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and

compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV



August 10, 2023

County of Marin Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

RE: Comments on FPLB Beach House LLC Coastal Permit, Merger, Accessory Dwelling Unit (ADU) Permit, 4 Sacramento Patio, Project ID P4194 and P9195, in Stinson Beach, CA

Dear Megan,

Thank you for the opportunity to provide comments on the proposed development at 4 Sacramento Patio, in the Patios neighborhood of Stinson Beach. The proposed development includes the demolition of an existing single-family residence and construction of a new 2,061 square foot residence and merging APNs 195-063-03 and -04. The applicant is also requesting ADU Permit approval for the construction of a new 1,025 square foot detached ADU. As the project includes a complete demolition and rebuild, the proposal is considered new development, and it is required to be evaluated against relevant Coastal Act and Marin County Local Coastal Program (LCP) provisions. After our review of the project materials, Commission staff would like to share feedback regarding the potential for coastal resource impacts related to the proposed development and recommendations for making the project consistent with Marin County's Local Coastal Plan (LCP), as follows:

Required Setback: The ADU is proposed with a 4 foot setback from the western property line, which is inconsistent with the minimum 6-foot side setback for the C-R-1 zoning district. Please revise the proposed design to ensure consistency with LCP development standards.

Hazards Related Conditions of Approval: This low-lying site is subject to a wide range of environmental hazards, including but not limited to wave runup, flooding, and groundwater intrusion. These issues will only be exacerbated by rising sea levels during the project's expected life span. If a CDP for the any new development is approved here, the County should include Special Conditions to ensure that the Applicants internalize any such risks in such a way that future adaptation and coastal hazard response associated with this site does not lead to adverse impacts to coastal resources, including those which may be borne by the public. Specifically, staff recommends conditioning any potential approval with the following:

- 1. Coastal Hazards.** By acceptance of this CDP, the Permittees acknowledge and agree, on behalf of themselves and all successors and assigns, that:

- a. **Coastal Hazards.** This site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunamis, tidal scour, wave overtopping, coastal flooding, and their interaction, all of which may be exacerbated by sea level rise.
 - b. **CDP Intent.** The intent of this CDP is to allow for the approved project to be constructed and used consistent with the terms and conditions of this CDP for only as long as the development remains safe for occupancy, use, and access, without additional substantive measures beyond ordinary repair or maintenance to protect the development from coastal hazards.
 - c. **No Future Armoring.** No new shoreline armoring (including but not limited to seawalls, revetments, retaining walls, gabion baskets, tie backs, piers, groins, caissons/grade beam systems, etc.) shall be constructed to protect the development approved pursuant to this CDP in the event that the approved development is threatened with damage or destruction from coastal hazards in the future. Any rights to construct such armoring that may exist under Coastal Act Section 30235, the Marin County LCP, or any other applicable law, shall be waived, and no portion of the approved development is an “existing structure” for purposes of Section 30235.
 - d. **Public Trust.** This CDP does not allow encroachment onto public trust lands, and any future encroachment must be removed unless the Coastal Commission determines that the encroachment is legally permissible pursuant to the Coastal Act and authorizes it to remain. Any future encroachment would also be subject to the State Lands Commission’s (or other designated trustee agency’s) leasing approval.
 - e. **Assume Risks.** (1) All risks to the Permittees and to the property that is the subject of this CDP are assumed by the Permittees, including any injury and/or damage from coastal hazards in connection with this permitted development; (2) any claim of damage or liability against Marin County, its officers, agents, and employees for injury or damage from coastal hazards are unconditionally waived; (3) Marin County, its officers, agents, and employees are indemnified and held harmless by the Permittees with respect to Marin County’s approval of the CDP against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to coastal hazards; and (4) all responsibility for any adverse effects to property caused by the permitted project is assumed by the Permittees.
2. **Coastal Hazard Response.** The Permittees are required to remove and/or relocate all or a portion of the development authorized by this CDP, and to restore the affected portion of the site, if any of the following occur:

- a. **Unsafe Conditions.** Marin County or any other government agency with legal jurisdiction has issued a final order, not overturned through any appeal or writ proceedings, determining that some or all of the approved development is currently and permanently unsafe for occupancy or use due to damage or destruction from coastal hazards, and that there are no feasible measures that could make such development suitable for occupancy or use without the use of shoreline armoring.
 - b. **Lack of Services.** Essential services to the site (e.g., utilities, roads) can no longer feasibly be maintained due to coastal hazards, including due to the degradation and/or failure of Calle de Arroyo as a viable roadway, and/or degradation and/or failure of utilities serving the site. Marin County and any other providers shall not be required to maintain access and/or utility infrastructure to serve the approved development in such circumstances.
 - c. **Adaptation Planning.** Removal and/or relocation is required pursuant to LCP policies for sea level rise adaptation planning.
3. **Future Permitting.** All future proposed development related to this CDP shall require a new CDP or a CDP amendment.
4. **Real Estate Disclosure.** Disclosure documents related to any future marketing and/or sale of the site/residence, including but not limited to marketing materials, sales contracts and similar documents, shall notify potential buyers of the terms and conditions of this CDP, including explicitly the coastal hazard requirements of **Special Condition 2**. A copy of this CDP shall be provided in all real estate disclosures.
5. **Deed Restriction.** WITHIN ONE-YEAR OF ISSUANCE OF THE CDP, which deadline Marin County may extend for good cause, the Permittees shall submit for review and approval documentation demonstrating that the landowners have executed and recorded against the parcels governed by this CDP a deed restriction : (1) indicating that, pursuant to this CDP, Marin County has authorized development on the subject property, subject to terms and conditions that restrict the use and enjoyment of that property; (2) imposing the terms and conditions of this CDP as covenants, conditions and restrictions on the use and enjoyment of the property. The deed restriction shall include a legal description of all of the parcels governed by this CDP. The deed restriction shall also indicate that, in the event of an extinguishment or termination of the deed restriction for any reason, the terms and conditions of this CDP shall continue to restrict the use and enjoyment of the subject property so long as either this CDP or the development it authorizes – or any part, modification, or amendment thereof – remains in existence on or with respect to the subject property.

Thank you for conveying our comments to the Applicant and including them in the public record. Please feel free to contact me at honora.montano@coastal.ca.gov if you have questions regarding our comments.

Thank you,


Honora Montano

Honora Montano
Planner, North Central Coast District

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - Third Transmittal

<p>DATE: <u>December 27, 2023</u></p> <p>TO: <u>Megan Alton</u></p> <p>FROM: <u>Jackson Bauer</u></p> <p>APPROVED: <u></u></p> <p>RE: <u>FPLB Beach House LLC Coastal</u> <u>Permit, Merger, ADU Permit;</u> <u>P4194; P9195</u></p> <p>APNs: <u>195-063-03, 195-063-04</u></p> <p>ADDRESS: <u>4 Sacramento Patio, Stinson Beach</u></p>	<p>DUE: <u>January 2, 2023</u></p> <p><u>TYPE OF DOCUMENT</u></p> <p><input type="checkbox"/> DESIGN REVIEW</p> <p><input checked="" type="checkbox"/> COASTAL PERMIT</p> <p><input type="checkbox"/> LAND DIVISION</p> <p><input type="checkbox"/> VARIANCE</p> <p><input type="checkbox"/> USE PERMIT</p> <p><input checked="" type="checkbox"/> ADU PERMIT</p> <p><input type="checkbox"/> ENVIRONMENTAL REV.</p> <p><input checked="" type="checkbox"/> OTHER: Merger</p>
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Department of Public Works Land Use Division
has reviewed this application for content and:

Comments Included (Inc.) or
Attached (Att.) from other DPW
Divisions:

- Find it **COMPLETE**
- Find it **INCOMPLETE**, please submit items listed below
- Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

Traffic

Flood Control

Other: _____

Merit Comments

Prior to Issuance of a Building Permit:

Property Lines:

1. Sheet A1.0 has notes indicating the existing fences outside the project property are to remain. Sheet A1.1 has a note indicating an existing fence on the neighboring property (APN 195-063-02) will be repaired. Project shall not propose demolition, structures, site features, or other construction on neighboring properties, unless an existing or proposed easement is established to accommodate such work. More clearly delineate which portions of the fencing are to remain unmodified.

Driveways:

2. Sheet A1.0 shows two parking spaces, an access aisle, and accessibility markings in the driveway. Clarify whether the existing gravel driveway is proposed to be paved, striped, or otherwise modified. Update plan set to demonstrate clarity and internal consistency. Any proposed driveway and parking area changes in the driveway may be subject to further Marin County Code (MCC) requirements, including but not limited to the driveway and parking requirements of MCC § 24.04, Subsection II "Driveways" and Subsection III "Parking and Loading." MCC § 24.04 is viewable on the Municode website: https://library.municode.com/ca/marin_county/codes/municipal_code?nodeId=TIT24DEST
3. Per MCC § 24.04.260(a), the minimum improved width of a driveway serving a single dwelling unit is twelve feet. If existing driveway is modified, plans shall demonstrate compliance.
4. Per MCC § 24.04.285, the driveway vertical positions shall start at least four feet back from the edge of the adjoining road. Driveways sloping downhill from the road shall be

constructed so as to prevent diversion of roadside drainage down the driveway. If existing driveway is modified, plans shall demonstrate compliance.

5. Per MCC § 24.04.290, driveway approaches shall be constructed in accordance with all Uniform Construction Standard (UCS) drawings, including UCS drawing #135 and all other applicable drawings, unless prior approval to do otherwise is obtained from the agency. If existing driveway is modified, demonstrate compliance. The UCS drawings are available on the County website, at: <https://publicworks.marincounty.org/uniform-construction-standards/>
6. Per MCC § 24.04.295, driveway culverts shall be a minimum fifteen inches in diameter. If existing driveway is modified, plans shall demonstrate compliance.
7. The project is not located in an area where driveways must be paved. Per MCC § 24.04.320, where paving is not required and no paving is proposed, the driveway shall be surfaced with at least four inches of compacted crushed rock. If existing driveway is modified, plans shall demonstrate compliance.

Parking:

8. Per MCC § 24.04.380(a), head-in parking spaces shall be a minimum eight and one-half feet by eighteen feet. Sheet C-2 shows the two existing and conformant parking spaces fit in the existing driveway. However, Sheet A1.0 shows two proposed parking spaces an access aisle, and accessibility markings. Clarify whether parking will remain as existing or whether parking will be modified. Proposed parking spaces shall demonstrate compliance with Marin County Code.

Grading & Drainage Plans:

9. Plan set shall incorporate the recommendations from the geotechnical report (Murray Engineers Inc., September 2023).
10. More clearly delineate the boundaries of the bioretention planter areas in the civil plans. Show how far they extend underneath the decks or whether they are adjacent to the foundations of the proposed buildings. Verify with the geotechnical engineer whether there are geotechnical requirements related to positioning of planters adjacent to the foundation.
 - a. Sheet C-3 appears to split Bioretention Planter #2 into two separate portions. Clarify whether Bioretention Planter #2 is two separate planters. All planters should consider the BASMAA Post-Construction Manual guidelines for bioretention design.
11. Plan shall show and label all existing and proposed drainage features and improvements. Improvements may include down spouts, footing and foundation drains, area drains and catch basins, piping and out fall structures or means of dispersion. Show and label the lineal route(s) and outlet locations of all drainage piping.
 - a. Per 2022 California Plumbing Code (CPC) § 1101.12.1, roof areas of buildings shall be drained by roof drains and gutters. All roof leader / downspout locations shown on the civil sheets shall be consistent with any roof leaders / downspouts locations shown on the architectural plans.
 - b. Clarify whether subsoil drains are proposed for crawlspaces or floors below grade, pursuant to 2022 CPC § 1101.6 or the exception under this section.
 - c. Per 2022 CPC § 1101.13.1, show and label cleanouts at the base of the downspouts before they connect to the horizontal drain.
 - d. Pursuant to CPC § 1101.6.5, the point of discharge for subsoil drains should not be within 10 feet of the property lines.
 - e. Clarify whether the plans propose grading toward the proposed drain inlet "DI #1" shown on C-2 near the northwestern portion of the property. Plan set shall show and label any proposed grades and slopes.
12. Plan set shall demonstrate conformance with 2022 California Building Code § 1804.4: The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 1 unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions

or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped not less than 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped not less than 2 percent away from the building.

- a. Exception 1: Where climatic or soil conditions warrant, the slope of the ground away from the building foundation shall be permitted to be reduced to not less than 1 unit vertical in 48 units horizontal (2-percent slope).
 - b. Exception 2: Impervious surfaces shall be permitted to be sloped less than 2 percent where the surface is a door landing or ramp that is required to comply with 2022 California Building Code §§ 1010.1.4, 1012.3 or 1012.6.1.
 - c. Coordinate with the geotechnical and civil engineer before applying Exception 1.
13. Plans shall indicate that off-haul must be taken to a legal disposal location.
 14. Plans shall indicate means of restoring all disturbed areas.
 15. Add a note on the plans indicating that the plan preparer shall certify to the County in writing upon the completion of work that all grading and drainage improvements were installed in accordance with the approved plans and field direction. Be aware that a DPW Engineer will need to inspect and accept work after receipt of certification letter. Certification letters shall reference building permit number or numbers for specific work being certified, the address of the property and the Assessor's Parcel Number (APN), and shall be signed and stamped by the certifying professional.

Geotechnical Review and Acceptance:

16. After all significant changes to the plan set are implemented, the plans, including at a minimum any **grading, drainage, and foundation** plans, must be reviewed and approved by the soils engineer. Certification shall be either by the soils engineer's stamp and original signature on the plans or by a stamped and signed letter. Certification shall reference plans reviewed, specifying site, structural, and drainage plans with date of drawings, and verify that plans address any recommendations previously offered. Review shall be required after all significant changes to the plan set are implemented.
17. Consistent with the recommendations in the geotechnical report (Murray Engineers Inc., September 2023), add to the plan set the note described on page 20 of the report.

Utilities:

18. The water service line and sanitary sewer line cross one another in the front yard. Clarify whether the water service line will be above the sanitary sewer line and the clearance between these two utilities where they cross.

Best Management Practices:

19. Per MCC § 24.04.625(a)(c)(g)(k), provide a plan indicating construction-phase best management practices (BMPs), including erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include straw wattles, silt fencing, properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. Typical details and information related to BMPs is available in the handout on the Marin County Stormwater Pollution Prevention Program's website, at the following link:

https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosion_sediment-control-measures-for-small-construction-projects-2015.pdf?la=en

Stormwater Control Plans:

20. The project proposes 2500 square feet or more of new+replaced impervious surface area. As required by MCC § 24.04.627, Sheet C-3 and other plan sheets provide information for a Stormwater Control Plan and BASMAA Post-Construction Manual Appendix C. All information related to the Stormwater Control Plan and Appendix C shall be kept updated and accurate after any changes to the site design are implemented. The BASMAA Post-Construction Manual is viewable on the County website, at:

<https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/basmaa-postconstruction-manual.pdf?la=en>

-END-

From: [Dennis Fisco](#)
To: [Alton, Megan](#)
Cc: [Pamela Polite Fisco](#); [Dennis Fisco](#)
Subject: 4 Sacramento Patio - Concerns Regarding New Design
Date: Monday, October 23, 2023 9:37:17 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)
[image005.jpg](#)
[image006.jpg](#)
[image007.jpg](#)
[image008.jpg](#)
[image009.jpg](#)
[image010.jpg](#)
[image011.jpg](#)
[image012.jpg](#)
[image013.jpg](#)
[image014.jpg](#)
[image015.jpg](#)
[Re 4 sacramento patio - revisions to design and next steps.msg](#)
[Fwd 4 sacramento patio - revisions to design and next steps.msg](#)

You don't often get email from fisco@seagateprop.com. [Learn why this is important](#)

Dear Megan:

We are writing to you with our concerns regarding the planned home demolition and construction of a new home at 4 Sacramento Patio in Stinson Beach. My wife Pam and I own the home adjacent to and behind the applicant at 7 Sonoma Patio. We live in Mill Valley and use our Stinson Beach home often. When we arrived at 7 Sonoma last Saturday, October 18th, we were quite surprised to see the story poles for the new home. We contacted the applicants as we have known them and been friends with them for many years. While we knew that they had planned to reconstruct their home, we had no idea of the immense impact that their new design would have on our home. The applicant was kind enough to put us in touch with Tina Marie Humphrey, their proposed builder and Tina in turn put us in touch with their architect, Sean Bailey.

While we understand that the applicants have every right to build on their lot, the impact on us of the design as presented is very substantial. The photos below are taken from our master bedroom, kitchen, dining room and main deck. We have made some suggestions as to how the design might be modified as to windows, decks, massing and orientation and both Sean and Tina have been receptive as based on the correspondence attached. We do expect to hear from them this week as indicated in their emails.

The purpose of this email is to make you aware of our concerns as we do not want any of our rights to a public hearing to lapse pending reaching some sort of agreement with the applicant. I spent eight years on the Mill Valley Planning Commission and eight years on the Mill Valley City Council (twice as Mayor) and I have dealt with thousands of planning items over those sixteen years so I know that there is a middle ground here that will allow the applicants to have full enjoyment of their new home and yard while at the same time mitigating the impacts upon our home and privacy.

By separate email I am copying Tina and Sean and I trust they will keep you posted as to our discussions as we certainly will as well.

Please let us know if you have any questions, comments or suggestions and please acknowledge receipt of this email.

Thank you for your consideration.

D.

-

Dennis P. Fisco
Seagate Properties, Inc.

980 Fifth Avenue
San Rafael, CA 94901
Office (415) 455-0300
Cell (415) 388-5888
Facsimile (415) 453-2892

From: Pamela Polite Fisco <pampolite@gmail.com>
Sent: Monday, October 16, 2023 2:56 PM
To: Tina Marie Humphrey <tina@buildergirl.com>
Cc: Dennis Fisco <fisco@seagateprop.com>; Pam Polite <pam.polite@gmail.com>
Subject: 7 Sonoma construction concerns

Hi Tina,

Thank you for meeting with us yesterday. I enjoyed meeting you and I appreciate your quick response in trying to solve some of our concerns. I have made a few notes regarding the items that we discussed and added some photographs, as I thought that it would be helpful for you and the architect. We realize that the Weir's are within their building envelope and are not requesting any variances, however, I think that you will agree, the impact on us is rather significant in a number of ways.

Our two main concerns are regarding privacy and view sight-lines:

With the home construction as proposed, we would lose all privacy on our primary living deck, as well as in our bedroom and kitchen as the northwest wall of the home would tower over us and look down into the bedroom, kitchen, and onto the deck.

The proposed height, length, and position of the home's the second floor completely obscures our views of the mountain, ridge line and sky from our windows in the bedroom, Kitchen and dining room, replacing it with a solid wall of house. The views from the living room and our living deck are also significantly impacted by obscuring portions of the mountain and ridge line, replacing it with the house wall, though at least the sky is still visible.

The position and angle of the existing home has less of an impact on us even though portions are closer to the property line. The fact that the linear volume and height of the proposed second floor is parallel to the property line makes it feel like it is hovering over our property and blocking light and views. If there were some way to position the second story at an angle closer to the angle of the current home it would significantly reduce this impact. Or, perhaps the whole structure could be rotated clockwise from above using the west story pole as a pivot point so that it is closer to the alignment of the existing home. Your suggestion of moving the back deck to the front and making the bedroom windows clerestory would also help. While we are aware that there are setback and height constraints, we think that there are options for changes that would be acceptable to everyone to reduce the impact on us and address

our concerns.

Respect for personal privacy is important to everyone. When a wind storm took down the trees on the Weir's property along the fence three years ago exposing their deck and outdoor shower to our deck sight lines, at their request we quickly went to effort and expense of constructing a new 18 foot fence and planting screening vegetation on our lattice to ensure their privacy. Though most of the current vegetation is dead or dying and will likely not survive the construction, at least it helps as screening to provide a little bit of privacy.

We look forward to meeting with the architect to hear his thoughts and see his suggestions. Have a great trip to LA and I hope that both you and the chickens survive the trip!

Happy Trails,
Pam

Pamela Polite Fisco
Rocks Talk
400 Hillside Avenue
Mill Valley, CA 94941
pampolite@gmail.com

From: [Dennis Fisco](#)
To: [Megan Alton](#); [Sean Bailey](#)
Subject: RE: 4 Sacramento Patio -Application
Date: Tuesday, December 26, 2023 5:55:18 AM
Attachments: [image001.jpg](#)

You don't often get email from fisco@seagateprop.com. [Learn why this is important](#)

And of course we wish them well in their new home – it will be a beauty.

D.

-

[Dennis P. Fisco](#)
Seagate Properties, Inc.
980 Fifth Avenue
San Rafael, CA 94901
Office (415) 455-0300
Cell (415) 388-5888
Facsimile (415) 453-2892

From: Dennis Fisco <fisco@seagateprop.com>
Sent: Tuesday, December 26, 2023 5:42 AM
To: Alton, Megan <MAAlton@marincounty.org>; Sean Bailey <sean@seanbaileydesign.com>
Cc: pampolite@gmail.com; Dennis Fisco <fisco@seagateprop.com>
Subject: RE: 4 Sacramento Patio -Application

Megan:

Pam and I have reviewed these plans:

https://www.marincounty.org/-/media/files/departments/cd/planning/currentplanning/projects/fplbbeach_cp_mg_4194_4195_stinson/4-sacramento-patio_planning-dec-2023.pdf?la=en

Sean was kind enough to meet us at 7 Sonoma Patio last week. We appreciate all the modifications that have been made and they have addressed our most pressing concerns and for this we are grateful to the development team and the Weir family.

Though we know it is not a requirement, we would appreciate any evergreen trees that can be planted along the fence line to help alleviate some of the height and visual impacts. Olive trees tend to grow well in our sandy environment.

Thanks and best wishes to all in 2024.

D.

-

[Dennis P. Fisco](#)
Seagate Properties, Inc.

980 Fifth Avenue
San Rafael, CA 94901
Office (415) 455-0300
Cell (415) 388-5888
Facsimile (415) 453-2892

From: Alton, Megan <MAAlton@marincounty.org>
Sent: Friday, October 27, 2023 9:01 AM
To: Sean Bailey <sean@seanbaileydesign.com>
Cc: Tina <tina@buildergirl.com>; Dennis Fisco <fisco@seagateprop.com>; pampolite@gmail.com
Subject: RE: 4 Sacramento Patio -Application Withdrawal

Hello Sean,

Please see the attached letter.

Thank you,

Megan Alton
SENIOR PLANNER

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6235 T
415 473 7880 F
malton@marincounty.org

From: Alton, Megan
Sent: Thursday, October 26, 2023 3:28 PM
To: Sean Bailey <sean@seanbaileydesign.com>
Cc: Tina <tina@buildergirl.com>; fisco@seagateprop.com; pampolite@gmail.com
Subject: RE: 4 Sacramento Patio -Application Withdrawal

Hello Sean,

I have received your email and will work on getting the application withdrawn on my end tomorrow.

Thank you,

Megan Alton
SENIOR PLANNER

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6235 T
415 473 7880 F
malton@marincounty.org

From: Sean Bailey <sean@seanbaileydesign.com>
Sent: Thursday, October 26, 2023 2:08 PM
To: Alton, Megan <MALton@marincounty.org>
Cc: Tina <tina@buildergirl.com>; fisco@seagateprop.com; pampolite@gmail.com
Subject: 4 Sacramento Patio -Application Withdrawal

Hi Megan,

I would like to formally withdraw our current application for the project at 4 Sacramento Patio please. We need more time to revise our design and work with the neighbors. I'll update you soon and if you could confirm receipt of this email and the official withdrawal that is much appreciated.

Best,

Sean Bailey, AIA

Principal



sean@seanbaileydesign.com

Cell: 303.564.6052

seanbaileydesign.com

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>