



NOTICE AND REFERRAL OF PLANNING APPLICATION
FPLB Beach House LLC Coastal Permit
Project ID P4194

The Marin County Planning Division is requesting that organizations and individuals interested in the FPLB Beach House LLC Coastal Permit provide us with written comments on the project by January 30, 2024. The applicant for the project is Sean Bailey, and the property is located at 4 Sacramento Patio, Stinson Beach, further identified as Assessor's Parcel 195-063-03 and -04.

The applicant requests Coastal Permit approval for the demolition of an existing residence, construction of a new 2,205 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 798 square foot detached ADU.

The proposed project would result in a building area and floor area of 3,003 square feet. Therefore, the project would result in a floor area ratio of 33 percent of the 8,882 square foot lot once merged. 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; 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; 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 Permit approval is required because the project would demolish an existing structure and merge two properties.

For more information about the FPLB Beach House LLC Coastal Permit, please visit the Planning Division's website at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/stinson-beach/fplb_beach_cp_mg_4194_4195_stinson (or by searching for "FPLB Beach House LLC Coastal Permit"). Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates. Hard copies of all of the application materials, including project plans and any technical reports, are available at the Planning Division's public service counter, which is normally open from 8 AM until 4 PM, Mondays through Thursdays.

January 8, 2024

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