

**MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY -
PLANNING DIVISION**

M E M O R A N D U M

TO: Johanna Patri, Deputy Zoning Administrator

FROM: Christine Gimmler, Senior Planner

RE: October 16, 2008 DZA Hearing Item H1.: Sutton Negative Declaration of Environmental Impact and Coastal Permit/Use Permit/Design Review
3715 Shoreline Highway, Stinson Beach
APN 195-162-45 and -46

DATE: October 10, 2008

Updated Drainage Plan

Since the September 11th hearing on the above-referenced item, the applicant submitted an updated Drainage Plan for the subject property prepared by Questa Engineering, which was forwarded to the Stinson Beach County Water District, the Marin County Department of Public Works, and the Stinson Beach Village Association. As indicated in Attachment 1, the Stinson Beach County Water District concurs with staff's previous recommendation that the applicant comply with all District requirements, including review and approval of the final drainage plan, prior to Building Permit issuance. Department of Public Works staff have reviewed and approved the plan subject to several modifications related to roof and foundation drainage details. DPW staff have also indicated that the proposed berm and swale along Calle del Onda should be removed from the plans since DPW does not have the authority to approve construction beyond the property lines (see Attachment 2). The modifications requested by DPW have been incorporated into recommended Condition of Approval 28Q. Finally, no comments on the drainage plan were received from the Stinson Beach Village Association.

Revised Resolution

A revised Resolution recommending conditional approval of the Sutton Coastal Permit/Use Permit/Design Review reflecting the correct hearing dates is provided as Attachment 3.

Attachments: 1. Stinson Beach County Water District letter, dated September 22, 2008
2. Department of Public Works email, dated October 9, 2008
3. Revised Resolution recommending conditional approval of the Sutton Coastal Permit/Use Permit/Design Review

cg/dza/memo/sutton10-16-08memo.doc