



NOTICE AND REFERRAL OF PLANNING APPLICATION
Brian Johnson Trust Coastal Permit
Project ID P3049

The Marin County Planning Division is requesting that organizations and individuals interested in the Brian Johnson Trust Coastal Permit provide us with written comments on the project by August 5, 2021. The applicant for the project is Brian Johnson, and the property is located at 21 Calle Del Onda, Stinson Beach, further identified as Assessor's Parcel 195-162-49.

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 22.56.0551 because the project entails improvements to a property located in a Coastal zoning district not otherwise exempt from Coastal Permit requirements.

For more information about the Brian Johnson Trust Coastal Permit, please visit the Planning Division's website at: https://www.marincounty.org/depts/cd/divisions/planning/projects/stinson-beach/brian_johnson_trust_p3049_cp_sb (or by searching for "Brian Johnson Trust 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.

July 12, 2021

Sabrina Cardoza
Senior Planner