



**INTERAGENCY REFERRAL OF PLANNING APPLICATION**  
**Carter Coastal Permit, Variance and Design Review Amendment**  
Project ID P3274

August 9, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Carter Coastal Permit, Variance and Design Review Amendment provide us with written comments on the project by **Tuesday, August 24, 2021**. The property is located at 228 Seadrift Road, Stinson Beach, further identified as Assessor's Parcel 195-331-12. The applicant's name and contact information is provided below.

**Name:** Mike Mitchell

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On August 5, 2021, the applicants submitted a Planning Application requesting Coastal Permit, Variance and Design Review Amendment to amend Carter Coastal Permit, Variance and Design Review approval (P2010), originally approved on March 25, 2019. As conditioned, the approved project would demolish the existing house and construct a new 2,583 square foot residence and 286 square foot garage on a developed lot in Seadrift/Stinson Beach. The 2,583 square feet of approved development would result in a floor area ratio of 10.6 percent on the 24,348 square foot lot (dry land area). As conditioned, the proposed building would reach a maximum height at the clerestory of 20 feet 6 inches above surrounding grade and 37 feet NVAD, and no portion of the rest of the residence would exceed a maximum elevation of 33.83 feet NAVD. The exterior walls will have the following setbacks: 25 feet from the north front property line; 6 feet from the east side property line; 6 feet from the west side property line; 200 feet from the south rear property line. Additionally, the conditions of approval required that the lowest structural member of the residence to be raised three feet above the 19-foot Base Flood Elevation requirement. If the applicants choose to raise the lowest structural member less than three feet, an amendment to this approval shall be required.

The proposed amendment would modify Planning Commission Resolution No. 19-004, condition 2(B), as follows (new text is underlined while deleted text appears in ~~strike through~~):

BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall modify the plans to show that the lowest structural member of the residence has been raised three feet by one foot above the 19-foot Base Flood Elevation requirement. ~~If the applicant chooses to raise the lowest structural member less than three feet, an amendment to this approval shall be required.~~

No other amendments to the approved projects are proposed.

In accordance with Interim Marin County Interim Zoning Ordinance Section 22.56.115I, Coastal Permit Amendment by the Planning Commission is required because the project proposes to amend conditions of approval. The Planning Commission needs to approve the permit because

the Planning Commission was the body that approved the project via PC Resolution No. 19-004.

**Zoning:** C-RSPS-2.9 (Residential Single-Family Planned Seadrift Coastal Zone)  
**Countywide Plan Designation:** C-SF5 (Low Density Residential Coastal Zone)  
**Community Plan:** Stinson Beach

For more information about the Carter Coastal Permit, Variance and Design Review Amendment, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> (or by searching for "Carter Coastal Permit, Variance and Design Review Amendment"). 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) 473-2755 [ibereket@marincounty.org](mailto:ibereket@marincounty.org) if you have any questions. Thank you.

Immanuel Bereket  
Senior Planner