

NOTICE OF MARIN COUNTY DEPUTY ZONING ADMINISTRATOR HEARING
Carter Coastal Permit, Variance and Design Review Amendment
Project ID P3274

NOTICE IS HEREBY GIVEN that the Marin County Deputy Zoning Administrator (DZA) will consider issuing a decision on the Carter Coastal Permit, Variance and Design Review Amendment during a public hearing scheduled on Thursday, March 10, 2022. The applicant for the project is Robert Hudson, Eugene Nahemow and Associates, on behalf of property owners, and the property is located at 228 Seadrift Road, Stinson Beach, further identified as Assessor's Parcel 195-331-12.

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 ~~striketrough~~):

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.

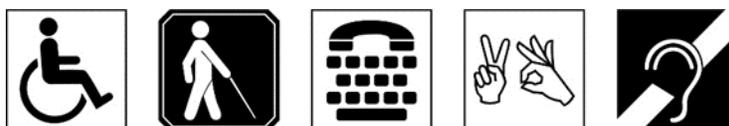
For more information about the [project name], please visit the Planning Division's project webpage at: [project website page address]. Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates. For more information about the DZA hearing, please visit the Planning Division's DZA hearings webpage at <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/dza>.

In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom's Executive Order N-29-20, the DZA will not be providing a location for the public to attend the hearing in person. Members of the public may attend and participate in this DZA hearing online, using Zoom. To participate in a DZA hearing please visit the DZA hearings webpage at <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/dza> and follow the instructions provided.

DZA hearings normally begin at 10:00 AM, but a more precise time will be indicated on the hearing agenda posted on the DZA hearings webpage one week before the hearing. A staff report will be available on the project webpage and the DZA hearing webpage on Friday, March 4, 2022.

The decision on this application is appealable to the Planning Commission. In addition, this project is appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code. If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

Immanuel Bereket
Senior Planner



Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.