



NOTICE OF MARIN COUNTY PLANNING COMMISSION HEARING
Corning Appeal of Carter Coastal Permit, Design Review and Variance Project
Project ID P3274

NOTICE IS HEREBY GIVEN that the Marin County Planning Commission will consider issuing a decision on the Corning Appeal of Carter Coastal Permit, Design Review and Variance Project during a public hearing scheduled on Monday, May 9, 2022. The applicant for the project is Eugene Nahemow, on behalf of the owners, Todd & Susan Carter, and 228 Seadrift Road, Stinson Beach, and is further identified as Assessor's Parcel 195-331-12.

Neighbors to the Carter Coastal Permit, Design Review and Variance project have appealed the Deputy Zoning Administrator decision to approve the Carter Coastal Permit, Design Review, and Variance Amendment to request amend the previously approved Carter Coastal Permit, Design Review, and Variance (Resolution PC Number 19-004). 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 strikethrough):

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 application, please visit the Planning Division's project webpage at: https://www.marincounty.org/depts/cd/divisions/planning/projects/stinson-beach/carter_cp_cr_dr_p3274_sb. 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.

In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom's Executive Order N-29-20, the Planning Commission 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 Planning Commission hearing online, using Zoom. To participate in a Planning Commission hearing please visit the Planning Commission hearings webpage at: <https://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/planning-commission-hearings-page> and follow the instructions provided.

The time of the hearing will be indicated on the hearing agenda posted on the Planning Commission hearing webpage one week before the hearing. A staff report will be available on the project webpage and the Planning Commission hearing webpage on Monday, May 2, 2022.

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 Community Development Agency, Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

April 19, 2022

Immanuel Bereket
Senior Planner



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. 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.