



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

November 26, 2018

TO: Marin County Deputy Zoning Administrator

SUBJECT: Project ID: P2010
Assessor's Parcel: 195-331-12
Project Address: 228 Seadrift Road, Stinson Beach
Project Name: Carter Coastal Permit, Design Review and Variance

Dear Deputy Zoning Administrator,

The purpose of this memorandum is to provide additional correspondence regarding the Carter Coastal Permit, Design Review and Variance project.

ATTACHMENT:

Email and attachment from Seadrift Association received November 21, 2018

From: [Seadrift Association](#)
To: [Taylor, Tammy](#)
Subject: 228 Seadrift Road - Seadrift Appeal Decision
Date: Wednesday, November 21, 2018 11:32:11 AM
Attachments: [228 SD - Appeal Decision.pdf](#)

Hi Tammy,

Attached is a copy of the Seadrift Association's Notice of Decision for 228 Seadrift Road, Stinson Beach.

Heidi Smith
Seadrift Association
P. O. Box 128
Stinson Beach, CA 94970
(415) 868-9043
(415) 868-9064 fax

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SEADRIFT ASSOCIATION



November 21, 2018

Mr. & Mrs. Todd Carter
70 Commonwealth Avenue
San Francisco, CA 94118

Subject: Notice of decision – Appeal of Carter (228 Seadrift Road) to the Seadrift Association Board of Directors regarding the ARC denial of a height variance.

Dear Mr. and Mrs. Carter,

This letter is to inform you that the Seadrift Association Board of Directors at its meeting on November 17, 2018 voted to uphold the decision of the Seadrift Association Architectural Review Committee's denial of the proposed new residence height variance at 228 Seadrift Road. Among the reasons for the Board's decision were (a) that the Architectural Guidelines strictly limit the height of structures in Seadrift, and increased heights have only been permitted on the beach front properties in order to comply with the minimum floor heights dictated by FEMA, (b) if the Association were to start allowing increased heights based on individual property owner's concerns about such issues such as freeboard and the potential for rising sea levels, as in this case, there would be no objective standard for the Association to apply, and (c) the area of the beach where your property is located has historically needed little or no repair during the past 30 years; indicating that high waters have been much less of a problem in that area than in other areas of the beach.

The Board would like to thank you for appearing before the Board and stating your case. This forum allows our community members to voice opinions and move forward as good neighbors.

For the Board of Directors,

Kiren Niederberger
General Manager

Cc: Michael Mitchell Building Design and Draughting
Ms. Tammy Taylor, Marin County Planner (email)
Ms. Lisa Wilcox Corning
Ms. Lynn Douglas
Ms. Lauren MacColl Maass
Mr. and Mrs. Ian MacColl
Mr. Scott Setrakian and Ms. Bettina Steffen