

**NOTICE OF MARIN COUNTY DEPUTY ZONING ADMINISTRATOR HEARING**  
**Dragge Coastal Permit, Variance and Design Review**  
Project ID P3103

NOTICE IS HEREBY GIVEN that the Marin County Deputy Zoning Administrator (DZA) will consider issuing a decision on the Dragge Coastal Permit, Variance and Design Review during a public hearing scheduled on **Thursday, August 12, 2021**. The applicant for the project is Federico Engel, on behalf of the property owners. The property is located at 310 Seadrift Road, Stinson Beach and is further identified as APN 195-320-04.

The applicant requests Coastal Permit, Variance and Design Review approvals to demolish an existing 834-square-foot garage and construct a 479-square-foot addition (bedroom and entryway) to an existing 2,109-square-foot single-family residence, an attached 620-square-foot garage and an associated septic system on a developed lot located in the area of Seadrift, Stinson Beach within Lagoon Subdivision One. The proposed development would result in a total building area of 2,714 square feet and in a floor area of 2,081 square feet on the 11,400-square-foot, dry land portion of the lot, resulting in a floor area ratio of 18-percent (the total lot area is 17,800 square feet). The exterior walls would have the following setbacks: 25 feet from the front (north) property line; 6 feet from side (west) property line; 34 feet from side (east) property line; and over 100 feet from the rear (south) property line. Additional site improvements are proposed, including a fence, landscaping and a patio.

For more information about the Dragge Coastal Permit, Variance and Design Review, please visit the Planning Division's project webpage at: [https://www.marincounty.org/depts/cd/divisions/planning/projects/stinson-beach/dragge\\_cpdr\\_p3103\\_sb](https://www.marincounty.org/depts/cd/divisions/planning/projects/stinson-beach/dragge_cpdr_p3103_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. 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>.

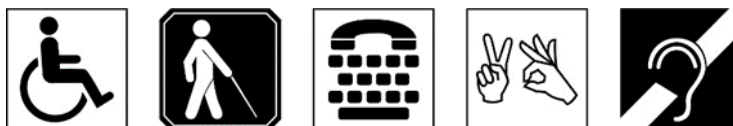
***In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom's Executive Order N-29-20, the DZA will not be providing a location for the public to attend the hearing in person. Members of the public may attend and participate in this DZA hearing online, using Zoom. 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, August 6, 2021.

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).)

July 22, 2021

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](mailto:disabilityaccess@marincounty.org) at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.