



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Dragge Coastal Permit and Design Review
Project ID P3103

April 5, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Dragge Coastal Permit and Design Review provide us with written comments on the project by **Thursday, April 20, 2021**. The applicant for the project is Federico Engel, on behalf of property owners, and the property is located at 310 Seadrift Road, Stinson Beach, further identified as Assessor's Parcel 195-320-04.

The applicant is requesting a Coastal Permit and Design Review approvals to demolish an existing 834-square-foot garage, and construct an approximately 620 square feet garage with 479 square feet of family room and bedroom addition on the second floor on a lot in the area of Seadrift, Stinson Beach within Lagoon Subdivision One. The proposed development would result in 2,109 square feet of development and a floor area ratio of 25.7 percent on the 17,800-square-foot lot. The proposed addition would have a maximum height of 20 feet eight inches above surrounding grade and 32 feet eight inches above Mean Lower Low Water (MLLW) at the roof upper ridge. The finished floor would be 22 feet eight inches above the MLLW. 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. The project also includes demolition and reconstruction of the existing septic system. Other proposed improvements include various site improvements, including installation landscape, an outdoor spa, deck, a new driveway, separate trash and propane enclosures, fences and sliding front gate, and general site improvements to facilitate the proposed project.

In accordance with Interim Marin County Code Section 22.56.040I, Coastal Permit approval is required because the project proposes removal and construction of a septic system and improvements that require Design Review, pursuant to Interim Marin County Code Section 22.82.020I, as well as a Variance to the finish floor elevation applicable C-RSPS-2.9 zoning district in accordance with Interim Marin County Code Section 22.86.010I.

DECISIONMAKER FOR THIS APPLICATION: Deputy Zoning Administrator

Zoning: C-RSPS-2.9 (Coastal, Residential Single Family Planned)
Countywide Plan Designation: C-SF3 (Low Density Residential Coastal Zone)
Community Plan: Stinson Beach Plan Area

APPLICANT: Federico Engel | Butler Armsden Architects
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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 respond to this transmittal by **Thursday, April 20, 2021**.

Please contact me at (415) 473-2755 or ibereket@marincounty.org if you have any questions. Thank you.

Immanuel Bereket
Senior Planner