



NOTICE AND REFERRAL OF PLANNING APPLICATION
Dragge Coastal Permit, Variance and Design Review
Project P3103

The Marin County Planning Division is requesting that organizations and individuals interested in the Dragge Coastal Permit, Variance and Design Review provide us with written comments on the project by July 14, 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, Variance 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 23 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 propone enclosures, fences and sliding front gate, and general site improvements to facilitate the proposed project.

For more information about the Dragge Coastal Permit, Variance and Design Review, please visit the Planning Division's website at: https://www.marincounty.org/depts/cd/divisions/planning/projects/bolinas/hug_cpup_p2977_bo (or by searching for "Hug Coastal Permit and Use Permit"). 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. Hard copies of all of the application materials, including project plans and any technical reports, are available at the Planning Division's public service counter, which is normally open from 8 AM until 4 PM, Mondays through Thursdays.

June 23, 2021

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