INTERAGENCY REFERRAL OF PLANNING APPLICATION
Grooms Design Review
Project ID P3083

April 13, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Grooms Design Review provide us with written comments on the project by **April 27, 2021**. The property is located at 297 Seadrift Road, Stinson Beach, further identified as Assessor's Parcel 195-320-22. The applicant's name and contact information is provided below.

Stacey Ford
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415.272.0575

The applicant requests Design Review approval to remodel and expand and existing residence on a 7,500 square foot developed lot in Stinson Beach. The existing 1,795 square foot residence would be enlarged by 225 square feet. Additionally, a new attached 297 square foot garage is proposed. Overall proposed development would result in a floor area ratio of 26.9%.

The proposed building would reach a maximum height of 16 feet, 11.5 inches above surrounding grade. The finished floor of the proposed improvements would be 10 feet, 8.5 inches above Mean Lower Low Water (MLLW) line, and the maximum roof height of the residence would be 26 feet, 9.5 above MLLW.

The exterior walls would have the following setbacks: 25 feet from the southern front property line; 6 feet from the eastern side property line; 6 feet from the western side property line; and more than 30 feet from the northern rear property line.

Design Review approval is required because the project entails improvements within a planned zoning district pursuant to Section 22.82.010I of the Marin County Code.

Zoning: C-RSPS-1.4 (Coastal, Residential Single Family Planned, 1.4 units/acre)
Countywide Plan Designation: C-SF4 (Coastal Single Family, 1-2 units/acre)
Community Plan (if applicable): Stinson Beach

For more information about the [project name], please visit the Planning Division's website at: https://www.marincounty.org/depts/cd/divisions/planning/projects (and search for the project under the Stinson Beach tab). Project plans, technical reports, 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 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 contact me at (415) 473.7173 or kkilgariff@marincounty.org if you have any questions. Thank you.

Kathleen Kilgariff
Planner