

NOTICE OF MARIN COUNTY DEPUTY ZONING ADMINISTRATOR HEARING
Hao Coastal Permit, Variance and Design Review
Project ID P2884

NOTICE IS HEREBY GIVEN that the Marin County Deputy Zoning Administrator (DZA) will consider issuing a decision on the **Hao Coastal Permit, Variance and Design Review** during a public hearing scheduled on **Thursday, January 14, 2021**. The applicant for the project is Eric Davies, on behalf of property owners Mark Hug and Gina Spigarelli, and the property is located at 236 and 238 Seadrift Road, Stinson Beach, further identified as Assessor's Parcel 195-331-16 and -17.

The applicant requests Coastal Permit, Variance and Design Review approval to demolish an existing residence at 238 Seadrift Road, and construct a 4,643-square-foot, single-family residence with an attached 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 4,643 square feet on the 46,203-square-foot, dry land portion of the lot, resulting in a floor area ratio of 10 percent (The total lot area is 47,767 square feet). Additional site improvements are proposed including the installation of a patio and terrace. The vacant property located at 236 Seadrift Road (APN 195-331-16) would be merged with 238 Seadrift Road (APN 195-331-16) to create single lot under a separate permit.

For more information about the [project name], please visit the Planning Division's project webpage at: [project website page address]. 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>.

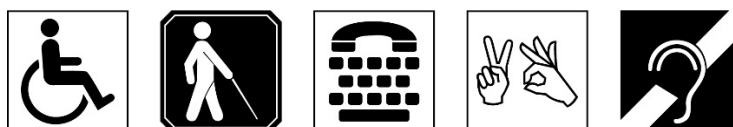
In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom's Executive Order N-29-20, the DZA will not be providing a location for the public to attend the hearing in person. Members of the public may attend and participate in this DZA hearing online, using Zoom. To 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 January 8, 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).)

December 23, 2020

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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 at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.