



NOTICE AND REFERRAL OF PLANNING APPLICATION
Stinson Sandpiper LLC Coastal Permit
Project ID P3549

The Marin County Planning Division is requesting that organizations and individuals interested in the **Stinson Sandpiper LLC Coastal Permit** provide us with written comments on the project by Friday, August 26, 2022. The applicant for the project is Federico Engel, on behalf of the property owners, and the property is located at 7 Jose Patio, Stinson Beach, Stinson Beach further identified as Assessor's Parcel 195-102-12.

The applicant is requesting Coastal Permit and Design Review approvals to demolish the existing 2,260-square-foot single-family residence, and construct a new 2,393-square-foot single-family residence 653-square-foot garage, 62-square-foot storage and 612-square-foot deck on a lot located in the Patios area of Seadrift, Stinson Beach. The proposed development would result in a floor area ratio of 31.1 percent on the 9,361-square-foot lot. The proposed building would have a maximum height of 23 feet above surrounding grade at the roof upper ridge. Exterior walls would have the following setbacks: 27 feet from the front (north) property line; ten feet from side (west) property line; 14 feet from side (east) side property line; and zero setback from the rear property line. The project also includes various site improvements, including installation landscape; a new driveway; separate trash and service meter enclosures; fences and sliding front gate; and general site improvements to facilitate the proposed project.

Under Marin County Local Coastal Program Implementation section 22.68.060(C), section 22.68.060(G) and 22.68.060 (K)(1)(c), a Coastal Permit approval is required because the project is located within 300 feet of the inland extent of the nearby beach, involves reconstruction of a septic system and the demolition of the existing house and construction of a new house, whereby requiring a Coastal Permit under Section.

For more information about the **Stinson Sandpiper LLC Coastal Permit**, please visit the Planning Division's website at: https://www.marincounty.org/depts/cd/divisions/planning/projects/stinson-beach/stinson_sandpiper_cp_-dr_p3549_sb (or by searching for "Chisholm Coastal Permit and Design Review"). 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.

August 11, 2022

Immanuel Bereket
Senior Planner