

**From:** [Gary Martin](#)  
**To:** [MarinLCP](#)  
**Cc:** ["Katie Beacock"](#)  
**Subject:** From Katie Beacock Remarks for LCP Board of Supervisors April 19  
**Date:** Friday, April 15, 2016 4:43:28 PM

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Hello,  
Katie Beacock asked me to forward this email to you.  
Regards,  
Gary Martin  
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**From:** Gary Martin [mailto:[gary@seadriftrealty.com](mailto:gary@seadriftrealty.com)]  
**Sent:** Friday, April 15, 2016 3:59 PM  
**To:** 'Katie Beacock' <[katie@seadriftrealty.com](mailto:katie@seadriftrealty.com)>  
**Subject:** Remarks for LCP Board of Supervisors April 19

Dear Members of the Board of Supervisors,

I am writing as a business owner, realtor and in the Stinson Beach area. Over the past year I and my colleagues have heard from many concerned homeowners about proposed Coastal Commission staff changes to the County's Local Coastal Plan, especially in amendments to the Environmental Hazards section. In our work we encounter local residents who span a broad spectrum of economic situations, own properties in varied proximity to hazards such as flooding or earthquake, and who are uniformly nervous and upset about changes that could make it difficult if not impossible for them to maintain their homes, their property values and the character of our community. In over two hundred cases, they were even officially noticed by the Community Development Agency that until County staff-proposed amendments are passed, they would be prevented from taking on most development projects on their properties. This has been terrible as you can imagine for community morale, and for its view of County government.

Some of the proposed changes originating from Coastal Commission staff that most concerned us are those that would prevent homeowners in Stinson Beach from elevating their homes in response to flooding and sea level rise, would require expensive and time-consuming permitting and possible legal appeals even for relatively simple maintenance - in some cases putting such work out of the financial reach of some of my clients - or would even go so far as to make it practically, even explicitly impossible to rebuild damaged homes. The net effect over time would be declining property values, often for those in older homes who can least afford it, a lack of necessary maintenance, an increase in "illegal" work done "off-permit", and eventually a major change to the unique character of Stinson Beach as a vibrant beach community.

We were therefore very happy when your County staff at the Community Development agency, and Supervisor Kinsey, took time out of their own schedules to hold multiple meetings in the

community, educating us and listening to our concerns. And we were even happier when we read the proposed amendments to the Environmental Hazards section of the LCP, written by your staff, that addressed all of these concerns. I urge you to pass the amendments as drafted by the Community Development agency, and can personally state that in doing so you will be responding in a very positive manner to literally hundreds of your constituents in West Marin who have attended the meetings, followed the issues and worked diligently through the process with your County staff. We strongly support their wonderful work.

Katie Beacock  
Owner, Seadrift Realty, Inc.

cc: Brian Crawford, Director  
Jack Liebster, Planning Manager