



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

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SUBJECT: Werner Appeal of the Planning Commission's Approval of the Werner Coastal Permit 13-11, Variance 13-3, and Design Review 13-46
174 Seadrift Road, Stinson Beach
Assessor's Parcel 195-031-12

RECOMMENDATION

On October 14, 2013, the Planning Commission approved (4-3) the Werner Coastal Permit, Variance, and Design Review to demolish the existing 1,340-square foot residence and construct a new 3,575-square foot residence in the Seadrift Subdivision. On behalf of the Planning Commission, staff recommends the Board deny the appeal filed by the applicant and sustain the Planning Commission's action by adopting the attached resolution to approve the project.

SUMMARY:

The overall design of the proposed residence is compatible with newer construction in the Seadrift Subdivision where the building design is constrained by the maximum height limits imposed by the Coastal zoning requirements and FEMA's base flood elevation requirements for the finished floor. In order to minimize the overall height, bulk, and mass of the residence, the applicant proposes a design that separates the home into two detached components where only the habitable space (referred to as the "Living Spaces Building") would need to be raised to meet the FEMA base flood elevations. The Planning Commission approved the project generally as proposed, but with the following two substantive design changes: (1) lower the maximum height of the Living Spaces Building by two feet, from 22.45 feet above grade (37.15 feet NAVD) to 20.45 feet above grade (35.15 feet NAVD), and (2) remove the rear elevated barbecue deck. The property owners are appealing these conditions, asserting they are unreasonable, unprecedented, and would deprive them of privileges enjoyed by other property owners in the vicinity.

The Planning Commission determined that the height of the Living Spaces Building would be incompatible with the prevailing community character because it is significantly taller than either of the immediately adjacent residences to the west and east of the project site and incorporates a visually bulky design as viewed from the beach and adjacent areas, particularly the residence at 176 Seadrift Road. The Commission further determined that given the proposed 12.3-foot ceiling height and a 10-inch tall roof curb, there is an opportunity to reduce the building height by an incremental amount while maintaining the functionality of the interior space and

