May 12, 2015

Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Hurley, Lowry, Et Al. Appeal of the Planning Commission’s Approval of the Heidi Hjorth Coastal Permit 14-15
4 Calle del Embarcadero, Stinson Beach
Assessor’s Parcel 195-132-03

On April 7, 2015, the Marin County Board of Supervisors conducted and continued the public hearing on the above-referenced appeal and directed staff to consult with the Coastal Commission staff regarding the applicability of a Local Coastal Program policy and zoning regulation that restricted development in the floodplain to this application.

As of the issuance of this Board Letter, staff has no received a response from the Coastal Commission staff (see attached letter and request). Any information received up to the May 12, 2015 hearing will be forwarded to the Board of Supervisors. Should a response not be received by May 12, the Board may continue the hearing with the owners’ consent, affirm the Planning Commission’s action to deny the appeal and conditionally approve the project, or take an action to uphold the appeal in whole or in part and direct staff to prepare an alternative resolution for ratification at a subsequent hearing.

REVIEWED BY: (These boxes must be checked)
[ ] Department of Finance [X] N/A
[X] County Counsel [ ] N/A
[ ] Human Resources [X] N/A

SIGNATURE:
Scott Greeley
Planner

REVIEWED BY:
Brian C. Crawford
Director
ATTACHMENTS

1. Letter sent to the California Coastal Commission
2. Recommended Resolution Denying the Hurley, Lowry, Et Al. Appeal and Conditionally Approving the Heidi Hjorth Coastal Permit

Note: In order to conserve resources, the following documents have been provided only to the Board of Supervisors. These documents are available for public review online at http://www.marincounty.org/depts/cd/divisions/planning/projects and at the Community Development Agency, Planning Division during regular business hours: Monday through Thursday, 8:00 am to 4:00 pm.

3. Minutes from the Board of Supervisors Hearing on April 8, 2015