

NOTICE OF PUBLIC HEARING

WERNER APPEAL OF THE
WERNER COASTAL PERMIT, VARIANCE, AND DESIGN REVIEW
(Project I.D. 13-0046)

NOTICE IS HEREBY GIVEN that the Marin County Planning Commission will hold a public hearing to consider the Werner Appeal of the Deputy Zoning Administrator's conditional approval of the Werner Coastal Permit 13-11, Variance 13-3, and Design Review 13-46 to construct a new 2,934.9-square foot single-family residence and detached 640-square foot garage and guest house on a 14,686.5-square foot dry lot. The one story residence was proposed to attain a maximum height of 37.15 feet NAVD (22.5 feet above grade), but was approved at a height of 35.15 feet NAVD (20.5 feet above grade) representing a 2-foot reduction in height. The Deputy Zoning Administrator also reduced the size of the deck along the northerly side of the "Living Spaces Building." The appellant, Steve Wisenbaker, is requesting that the Marin County Planning Commission overturn the following project modifications adopted by the Deputy Zoning Administrator: 1) reduction of the roof height, 2) reduction in the size of the deck and 3) required surface relief along the western wall of the "Living Spaces Building." Zoning for this property is C-RSPS-2.9 (Coastal, Residential, Single-Family Planned District; 2.9 units/acre.) The subject property is located at **174 Seadrift Road, Stinson Beach** and further identified as **Assessor's Parcel 195-031-12**.

This property is located within the Coastal Zone, as defined by the Coastal Act of 1976. This project is appealable to the California Coastal Commission under Section 30603(a) of the California Public Resources Code and Section 22.56.080 of Marin County Code.

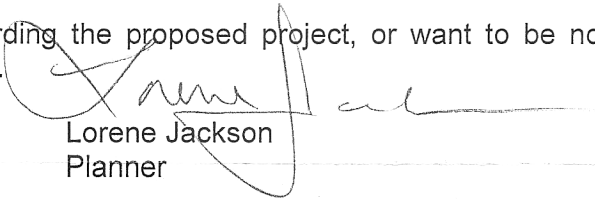
The proposed project has been determined to be Categorically Exempt from the requirements of the California Environmental Quality Act, pursuant to Sections 15303 of the CEQA Guidelines.

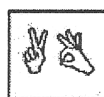
Said public hearing will be held at the regular meeting of the Marin County Planning Commission on **Monday, October 14, 2013**, in the Planning Commission Chambers (Room #328 - Administration Building), Civic Center, San Rafael, California, at which time any and all persons interested in this matter may appear and be heard. Please call the Community Development Agency - Planning Division at (415) 473-6269 on or after Monday, October 7, 2013, in order to be informed of the place on the agenda and the approximate time of the hearing or to obtain a copy of the staff report, or visit our website at <http://www.marincounty.org/PCMeetings>. Written material should not be mailed or delivered directly to Commissioners because it will not be accepted or considered as part of the administrative record for the project. Written material for the Planning Commission should be submitted to the Community Development Agency at least 10 days prior to the meeting date so that it can be distributed and considered by the Planning Commission with the staff report. Any written material submitted after this date will be distributed to the Planning Commission prior to or at the meeting.

If you challenge the decision of this project 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 Community Development Agency - Planning Division at or prior to the public hearing (Government Code Section 65009(b)(2).)

If you have any questions or concerns regarding the proposed project, or want to be notified of the decision, please contact me at (415) 473-5084.

WernerPCNotice.docx
9/19/13


Lorene Jackson
Planner



Late agenda material can be inspected in the Community Development Agency between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday. The Community Development Agency is located in Suite 308 Marin County Civic Center, 3501 Civic Center Drive, San Rafael.

The Planning Commission Chambers is accessible to persons with disabilities. If you require American Sign Language interpreters, assistive listening devices, or if you require this document in an alternate format (example: Braille, Large Print, Audiotape, CD-ROM), or if you require other accommodations to participate in this meeting, you may request them by calling (415) 473-4381 (Voice) or (415) 473-3232 (TDD/TTY) or 711 for the California Relay Service or by e-mailing disabilityaccess@marincounty.org at least **four working days** in advance of the event.