

CALIFORNIA COASTAL COMMISSION

North Central Coast District Office
45 Fremont Street, Suite 2000
San Francisco, California 94105-2219
(415) 904-5260 or (415) 904-5200 FAX (415) 904-5400



Th6

NORTH CENTRAL COAST DISTRICT DEPUTY DIRECTOR'S REPORT

*For the
October Meeting of the California Coastal Commission*

MEMORANDUM

Date: October 2, 2015

TO: Commissioners and Interested Parties
FROM: Dan Carl, North Central Coast District Deputy Director
SUBJECT: *Deputy Director's Report*

Following is a listing for the waivers, emergency permits, immaterial amendments and extensions issued by the North Central Coast District Office for the October 2015 Coastal Commission hearing. Copies of the applicable items are attached for your review. Each item includes a listing of the applicants involved, a description of the proposed development, and a project location.

Pursuant to the Commission's direction and adopted procedures, appropriate notice materials were sent to all applicants for posting at the project site. Additionally, these items have been posted at the District office and are available for public review and comment.

This report may also contain additional correspondence and/or any additional staff memorandum concerning the items to be heard on today's agenda for the North Central Coast District.

DETAIL OF ATTACHED MATERIALS

REPORT OF DE MINIMIS WAIVERS

The Executive Director has determined that the following developments do not require a coastal development permit pursuant to Section 30624.7 of the California Coastal Act of 1976.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
2-15-1200-W Paul C. Heule	Proposal to replace an existing collapsed, corrugated steel culvert with an identically sized, 12-inch polyethylene culvert and to remove accumulated sediment in the associated drainage, restoring water flow through the culvert located at the junction of the old Pacifica Quarry access road with Highway 1 in Pacifica, San Mateo County (APN 018-150-070).	At the junction of the old Pacifica Quarry access road with Highway 1 in Pacifica, San Mateo County (APN 018-150-070)

REPORT OF IMMATERIAL AMENDMENTS

The Executive Director has determined that there are no changes in circumstances affecting the conformity of the subject development with the California Coastal Act of 1976. No objections to this determination have been received at this office. Therefore, the Executive Director grants the requested Immaterial Amendment, subject to the same conditions, if any, approved by the Commission.

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>2-06-017-A2 Daniel Altman and Avi Atid</p>	<p>CDP 2-06-017 would be amended to modify the project description so that the interior renovation of Marshall Tavern would accommodate five vacation rental suites with a total of six bedrooms, instead of a five-unit bed-and-breakfast with an additional manager's unit (as specifically described in the Commission's file). The Commission's reference number for this proposed amendment is 2-06-017-A2.</p>	<p>20105 - 20125 Highway 1, Marshall, Marin County 06041-106-020-38, 06041-106-020-39</p>
<p>2-11-011-A3 California Department Of Transportation</p>	<p>CDP 2-11-011 would be amended to change the location of the required public access mitigation. Specifically, it is not feasible for State Parks to construct the Marconi Cove Access Rehabilitation and Construction project at this time due to their inability to locate additional funding sources to contribute to the significant cost associated with the environmental review and construction of the mitigation project. As an alternative, State Parks has proposed to apply the mitigation funds to a public access improvement project at Steep Ravine, where the in-lieu fee will be used to convert an existing on-site structure to an additional low-cost, visitor-serving, ADA-compliant cabin. The Commission's reference number for this proposed amendment is 2-11-011-A3.</p>	<p>along Highway 1 between post miles 37.09 and 37.10, adjacent to the Tomales Bay, near Marshall, Marin County</p>

REPORT OF EXTENSION - IMMATERIAL

<i>Applicant</i>	<i>Project Description</i>	<i>Project Location</i>
<p>2-06-017-E2 Daniel Altman and Avi Atid</p>	<p>CDP 2-06-017 was approved by the Coastal Commission on December 13, 2012, and provided for the reconstruction of the historic Marshall Tavern into an approximately 5,880 square-foot, 5-unit bed-and-breakfast (with an additional manager's unit) with a reconfigured 8-space gravel parking lot. The approved project also includes expanded pilings, and a reconstructed retaining wall, as well as related site work.</p>	<p>20105 - 20125 Highway 1, along and over Tomales Bay in the unincorporated Marshall Area of Marin County.</p>

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**NOTICE OF PROPOSED PERMIT WAIVER**

Date: September 25, 2015

To: All Interested Parties

From: Nancy Cave, North Central Coast District Manager ^{GM}
Stephanie Rexing, Coastal Planner

Subject: Coastal Development Permit (CDP) Waiver 2-15-1200-W
Applicant: Paul C. Heule

Proposed Development

Proposal to replace an existing collapsed, corrugated steel culvert with an identically sized, 12-inch polyethylene culvert and to remove accumulated sediment in the associated drainage, restoring water flow through the culvert located at the junction of the old Pacifica Quarry access road with Highway 1 in Pacifica, San Mateo County (APN 018-150-070).

Executive Director's Waiver Determination

Pursuant to Title 14, Section 13238 of the California Code of Regulations, and based on project plans and information submitted by the Applicant regarding the proposed development, the Executive Director of the California Coastal Commission hereby waives the requirement for a CDP for the following reasons:

The proposed project will repair an existing collapsed culvert and remove accumulated sediment to restore hydraulic flow in the project area. Wetland areas impacted through project construction would be restored at a ratio of 6:1 through the removal of extensive invasive vegetation and replanting with native species. Restoration areas will be monitored and reported on for 3 years to ensure success. The project will employ erosion control measures, conservation measures, and construction best management practices to minimize potential impacts to water quality and sensitive habitats and species including: limiting work to the dry season, conducting pre-construction surveys for sensitive species, and limiting vehicle refueling and staging to upland areas away from the drainage. As such, the project will not have a significant impact on water quality or biological resources. For all of the above reasons, the proposed project is consistent with Chapter 3 of the Coastal Act.

Coastal Commission Review Procedure

This waiver is not valid until the waiver has been reported to the Coastal Commission. This waiver is proposed to be reported to the Commission on October 8, 2015 in Long Beach. If four Commissioners object to this waiver at that time, then the application shall be processed as a regular CDP application.

If you have questions about the proposal or wish to register an objection, please contact Stephanie Rexing in the North Central Coast District office.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

Date: September 24, 2015
To: All Interested Parties
From: Nancy Cave, North Central Coast District Manager *NC*
Shannon Fiala, Coastal Planner
Subject: **Proposed Amendment to Coastal Development Permit (CDP) 2-06-017**
Applicants: Daniel Altman and Avi Atid

Original CDP Approval

CDP 2-06-017 was approved by the Coastal Commission on December 13, 2012 to reconstruct the historic Marshall Tavern into an approximately 5,880 square-foot, 5-unit bed-and-breakfast (with an additional manager's unit) with a reconfigured 8-space gravel parking lot. The approved project also included the use of new and existing pier pilings and pier substructure for a public recreational pier, and a reconstructed retaining wall, as well as related site work, at 20105 and 20125 Highway 1 along and over Tomales Bay in the unincorporated Marshall area of Marin County (APNs 106- 020-38 and 106-020-39). On May 9, 2013, CDP 2-06-017 was amended to modify the special conditions so that the required on-site public recreational pier would be located north of the approved bed and breakfast instead of south of the approved bed and breakfast (as specifically described in the Commission's file).

Proposed CDP Amendment

CDP 2-06-017 would be amended to modify the project description so that the interior renovation of Marshall Tavern would accommodate five vacation rental suites with a total of six bedrooms, instead of a five-unit bed-and-breakfast with an additional manager's unit (as specifically described in the Commission's file). The Commission's reference number for this proposed amendment is **2-06-017-A2**.

Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The proposed amendment would adjust the configuration of the interior renovation of the tavern, but will not in any way impact coastal resources, such as water supply or wastewater needs. The proposed interior lay-out will not increase the number of bathrooms or the maximum visitor capacity. All other conditions of the original permit will remain the same, including those related to visual issues, hazards, water quality, limitations on length of stay and prohibition on conversion of any of the units to full-time occupancy condominium units or similar use arrangements. In sum, the proposed amendment will not have any adverse impacts on coastal resources consistent with the Coastal Act.

Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the North Central Coast

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 2-06-017

Proposed Amendment CDP 2-06-017-A2

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District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on October 8, 2015 in Long Beach. If three Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

If you have any questions about the proposal or wish to register an objection, please contact Shannon Fiala in the North Central Coast District office.

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**NOTICE OF PROPOSED PERMIT AMENDMENT**

Date: September 24, 2015
To: All Interested Parties
From: Nancy Cave, North Central Coast District Manager 
Shannon Fiala, Coastal Planner

Subject: Proposed Amendment to Coastal Development Permit (CDP) 2-11-011
Applicants: California Department of Transportation (Caltrans)

Original CDP Approval

CDP 2-11-011 was approved by the Coastal Commission on September 8, 2011 to install 115-linear feet of new rock slope protection along Highway 1 between post miles 37.09 and 37.10, adjacent to the Tomales Bay, near Marshall in Marin County.

Proposed CDP Amendment

CDP 2-11-011 would be amended to change the location of the required public access mitigation. Specifically, it is not feasible for State Parks to construct the Marconi Cove Access Rehabilitation and Construction project at this time due to their inability to locate additional funding sources to contribute to the significant cost associated with the environmental review and construction of the mitigation project. As an alternative, State Parks has proposed to apply the mitigation funds to a public access improvement project at Steep Ravine, where the in-lieu fee will be used to convert an existing on-site structure to an additional low-cost, visitor-serving, ADA-compliant cabin. The Commission's reference number for this proposed amendment is **2-11-011-A3**.

Executive Director's Immateriality Determination

Pursuant to Title 14, Section 13166(b) of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that the proposed CDP amendment is immaterial for the following reasons:

The original CDP required payment of an in-lieu fee to open nearby Marconi Cove to the public to mitigate for impacts to public access from the approved shoreline protection. Unfortunately, due to the State's funding process, and site contamination that was previously unidentified, State Parks cannot construct the Marconi Cove project in the near future. However, State Parks has identified an alternative public access improvement project in the Steep Ravine area of Mount Tamalpais State Park in Marin County that would convert an existing carport into an additional low-cost, visitor-serving, ADA-compliant cabin. The ten existing Steep Ravine cabins operate at nearly 100% occupancy and are in extremely high demand. Constructing an additional cabin would provide the opportunity for more visitors to experience these historic, low-cost, coastal accommodations. Caltrans and State Parks will revise the Cooperative Agreement executed in October 2014 pursuant to the original special condition 8 to reflect these changes, and will construct the improvement in Spring of 2018. State Parks will apply

NOTICE OF PROPOSED PERMIT AMENDMENT

CDP 2-11-011 (Caltrans)

Proposed Amendment 2-11-011-A3

Page 2

for a Coastal Development Permit from Marin County prior to construction of this project. Thus, the CDP amendment will continue to ensure that the public access impacts of the approved shoreline protection will be appropriately mitigated.

Coastal Commission Review Procedure

The CDP will be amended as proposed if no written objections are received in the North Central Coast District office within ten working days of the date of this notice. If such an objection is received, the objection and the Executive Director's response to it will be reported to the Commission on October 8, 2015, in Los Angeles. If three Commissioners object to the Executive Director's determination of immateriality at that time, then the application shall be processed as a material CDP amendment.

If you have any questions about the proposal or wish to register an objection, please contact Shannon Fiala in the North Central Coast District office.

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**NOTICE OF PROPOSED PERMIT EXTENSION**

Date: September 24, 2015
To: All Interested Parties
From: Nancy Cave, North Central Coast District Manager
Shannon Fiala, Coastal Planner

Subject: Proposed Extension to Coastal Development Permit (CDP) 2-06-017 *JVM*
Applicant: Daniel Altman and Avi Atid

Original CDP Approval

CDP 2-06-017 was approved by the Coastal Commission on December 13, 2012, and provided for the reconstruction of the historic Marshall Tavern into an approximately 5,880 square-foot, 5-unit bed-and-breakfast (with an additional manager's unit) with a reconfigured 8-space gravel parking lot. The approved project also includes expanded pilings, and a reconstructed retaining wall, as well as related site work at 20105 and 20125 Highway 1 along and over Tomales Bay in the unincorporated Marshall Area of Marin County. The expiration date of CDP 2-06-017 has been extended from December 13, 2014 to December 13, 2015.

Proposed CDP Extension

The expiration date of CDP 2-06-017 would be extended by one year to December 13, 2016. The Commission's reference number for this proposed extension is **2-06-017-E2**.

Executive Director's Changed Circumstances Determination

Pursuant to Title 14, Section 13169 of the California Code of Regulations, the Executive Director of the California Coastal Commission has determined that there are no changed circumstances affecting the approved development's consistency with the certified County of Marin Local Coastal Program and/or Chapter 3 of the Coastal Act, as applicable.

Coastal Commission Review Procedure

The Executive Director's determination and any written objections to it will be reported to the Commission on October 7, 2015 in Long Beach, Los Angeles County. If three Commissioners object to the Executive Director's changed circumstances determination at that time, then the extension shall be denied and the development shall be set for a full hearing of the Commission.

If you have any questions about the proposal or wish to register an objection, please contact Shannon Fiala in the North Central Coast District office.

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**Memorandum****October 2, 2015**

To: Commissioners and Interested Parties

FROM: Dan Carl, North Central Coast District Deputy Director
North Central Coast District

Re: ***Additional Information for Commission Meeting
Thursday, October 8, 2015***

<u>Agenda Item</u>	<u>Applicant</u>	<u>Description</u>	<u>Page</u>
Th 6	2-06-017-A2, Altman	Correspondence, Scott Miller	1
Th 9a	A-2-MAR-15-0057, Schow	Correspondence, Peter Sandmann Email, J. Michael Matthews	1-2 3-6

Scott Miller
P.O. Box 145
Dillon Beach, CA. 94929
(707) 878-2167

October 1, 2015

California Coastal Commission
45 Fremont St., suite 2000
San Francisco, Ca. 94105-2219

Re: Amendment to CDP # 2-06-17 (Altman, Marin Co.),
Marshall Tavern Renovation



Dear Staff and Commissioners,

Thank you for the notice and the opportunity to comment on changes to this project. While I see no issues with the physical changes being proposed, I see a problem with defining the project as Vacation Rentals.

The current CDP is for a Bed and Breakfast, which is defined in the LCP, regulated by Marin County, and requires a use permit. This amendment will change it to a group of Vacation Rentals, which are not defined, not regulated, and do not require use permits.

Switching from a defined, regulated use to an undefined, unregulated use is a material and problematic change.

22.02.013I does not require breakfast be part of a B&B. Therefore, this project can still be called a B&B. The other choices are Hotel (22.02.400I) or Resort (22.02.770I).

I personally would choose Hotel, since there used to be one there and it will now have 6 bedrooms for rent.

I would like to see this project happen some day. I think it would be beneficial to keep it in an LCP-defined category to avoid confusion as it moves forward.

Thank you for your time, patience, and opportunity to offer my opinion.

Sincerely,

Scott Miller

PETER B. SANDMANN

PLEASE REPLY TO:

PAULINE H. TESLER
CERTIFIED FAMILY LAW SPECIALIST
STATE BAR OF CALIFORNIA

→ MILL VALLEY OFFICE
SAN FRANCISCO OFFICE

August 10, 2015

Curtis Havel
Deputy Zoning Administrator
County of Marin
Community Development Agency
3501 Civic Center Drive
San Rafael, CA 94903

RE: 150 Seadrift Road, Stinson Beach, CA
APN 195-041-18
Resolution 15-107; Permit 15-20; Variance 15-5

Dear Mr. Havel:

I am General Counsel to the Seadrift Association, which is the homeowners association for the Seadrift subdivisions in Stinson Beach. The above-referenced property is within the Seadrift subdivisions.

As I am sure you know, in the mid-1990's, the Federal Emergency Management Agency (FEMA) began requiring that in order to develop properties along the Pacific Coast, the minimum finished floor elevations of the developed properties had to be raised to levels that exceeded the existing maximum floor heights set by existing standards. Previously, beach front properties in Seadrift and elsewhere had often been developed with homes that were constructed on concrete pads, set at grade. Many homes in Seadrift still exist at that level. However, since the time that FEMA established new minimum floor heights, and Marin County started enforcing those minimums, many beach front properties have been developed in Seadrift with new or replacement homes that have been built with finished floor levels above the maximums set forth in the County Development Code and in the Seadrift Architectural Guidelines.

Seadrift has recently amended its Architectural Guidelines to take into account the FEMA minimum floor level requirements; however, the County has not yet amended its Development Code on this issue, and for that reason, developers of ocean front property in Seadrift and elsewhere must seek a variance from the County in order to construct homes that comply with FEMA requirements. The variance application for the above property is such a request.

Curtis Havel
Deputy Zoning Administrator
County of Marin
Community Development Agency
August 10, 2015
Page 2

There are approximately 120 ocean front lots in Seadrift. FEMA has created maps that divide those lots into two "zones;" in the zone on the ocean side the minimum floor elevation must exceed the maximum presently allowed by Marin County. The zone on the landward side allows a minimum floor elevation that complies with County standards. The building envelopes on the ocean front lots in Seadrift were established in the original subdivision maps which were approved in the late 1940's and early 1950's, long before FEMA came into existence. Those subdivision maps, along with County and Seadrift guideline set back requirements, limit the building envelope on each lot such that restricting development of new homes on those lots to the landward FEMA zone would have the effect, on many of the lots, of halting all such development entirely. The landward FEMA zone simply does not provide enough space on the ocean front lots in Seadrift to construct a reasonably sized home, or in many cases any home at all. It is for this reason that Marin County has for a number of years routinely approved variance applications for the construction of homes on ocean front lots at Seadrift that have finished floor elevations exceeding the maximums allowed by the County Development Code.

In your Resolution 15-107, adopted June 25, 2015, you denied the application for a variance regarding the above property. The requested variance sought, among other things, authorization to construct a home that would have a finished floor elevation exceeding the Development Code standard, but which would be set at the minimum level required by FEMA. The denial of that variance request essentially denies the applicant of substantially all of the economic value of the property. The denial also sets a precedent that could have the effect of reducing the value of ocean front properties in Seadrift enormously. Millions of dollars have been spent by property owners purchasing and developing those properties, both before and after FEMA began imposing minimum floor elevations. If your Resolution is not reconsidered and altered, the economic effect will be incalculable.

I am aware that the applicant for the variance of the above property also sought a variance regarding the maximum roof height of the structure. This letter is not intended to support, or oppose that request. The only concern of the Seadrift Association at this time is the issue of being permitted to comply with FEMA minimum floor elevations in the construction of new and/or replacement homes on ocean front lots in Seadrift. Please take whatever steps are necessary to alter the Resolution in order to continue to permit appropriate development in Seadrift.

Sincerely,



Peter B. Sandmann

PBS:me

cc: Tom Lai, Deputy Director
Steve Kinsey, Supervisor



P.O. Box 706 • Stinson Beach • California • 94970

AS AN E-MAIL ATTACHMENT ONLY
October 2, 2015

California Coastal Commission
North Central District Office
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Appeal of Schow Coastal Permit
150 Seadrift Road, Stinson Beach
Appeal No. A-2-MAR-15-0057
CDP number 2015-0020
Hearing Date: October 8, 2015
Item No. Th9a

Ladies/Gentlemen:

The Stinson Beach Village Association has appealed the County of Marin's issuance of a coastal permit for this project. The appeal is set for a "substantial issue" hearing on October 8, 2015. Because an Association representative cannot be present that day to offer testimony, the Association is submitting this letter for consideration by the Commission.

In 1976, the County of Marin adopted the Stinson Beach Community Plan, which created the Stinson Beach Village Association. The Association was given certain responsibilities, among them monitoring proposed development to assure that any new project respects the existing community character and preserves the rural atmosphere of the Village. Any resident, business owner, and/or property owner may be a member of the Association. The Community Plan governs all areas of the Village: Seadrift, the Calles and Patios, the commercial district, the Highlands and Panoramic Highway.

There has been a growing concern in the Village over the last several years, discussed at most recent monthly meetings, about the evolution of development from low profile houses toward higher and boxier ones along the beach side of Seadrift Road, which negatively impact the enjoyment of what's left of the natural environment while walking along the public area of the beach to the channel of the Bolinas Lagoon. Members have expressed their concern that if this trend is allowed to continue, the beach will be bordered on the north by a wall of thirty to forty foot tall edifices, thus transforming the character and atmosphere of the town from rural to suburban.

The Village Association has called for coordinated discussion and development of up-to-date guidelines, involving the Coastal Commission (most likely in preparation and enactment of the Amended Local Coastal Program), the County Development Agency, the Seadrift Homeowners' Association, and the Village Association. We recognize that there are competing interests and that at best there can only be compromises, but we are nevertheless making the effort. To date, we have not been successful.

The Association has appealed this application, the Schow/Wiesenbaker application, for a permit to develop a new structure at 150 Seadrift because it implicates all of these concerns regarding community character and preserving the rural atmosphere, and is in violation of the existing Local Coastal Program and the Coastal Act, as we indicate in our appeal. We appreciate and endorse staff's report and submit that the appeal raises substantial issues that should lead to a *de novo* review.

Thank you for your consideration of this appeal and this letter. We invite questions at any time.

Very truly yours,



J. Michael Matthews
President, Stinson Beach Village Association

cc: Members of the Village Association Board
Curtis Havel, Marin County Deputy Zoning Administrator
Jocelyn Drake, County of Marin Community Development Agency

Incl (2): Photo of 154, 152, 150, 148, and 146 Seadrift Road from public beach
October 2, 2015 letter to Curtis Havel, Marin County CDA

RE: Appeal of Schow Coastal Permit
150 Seadrift Road, Stinson Beach
Appeal No. A-2-MAR-15-0057
CDP number 2015-0020
Hearing Date: October 8, 2015
Item No. Th9a

Built Environment



October 1, 2015 4:48 p.m.

Photo taken from the public area of the sand spit, Stinson Beach, CA
Houses from left to right: 154, 152, 150, 148, 146 Seadrift Road.



P.O. Box 706 • Stinson Beach • California • 94970
www.stinsonbeachvillage.com

October 3, 2015

Curtis Havel
Marin County Deputy Zoning Administrator
County Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

RE: RESOLUTION NO. 15-109
A RESOLUTION APPROVING SCHOW COASTAL PERMIT 15-20,
VARIANCE 15-5 AND DESIGN REVIEW 15-65
150 SEADRIFT ROAD, STINSON BEACH
ASSESSOR'S PARCEL: 195-041-18

Dear Mr. Havel,

Board members of the Stinson Beach Village Association were caught unawares by a phone call inquiry on August 13, 2015 from Point Reyes Light newspaper reporter, asking if the SBVA planned to appeal the approval of the Schow Coastal Permit for a proposed development at 150 Seadrift Road in Stinson Beach.

The SBVA had not been informed that subsequent to your denial of a Coastal Permit for this project at the hearing on June 25, 2015, the applicant had submitted revised plans and that a new hearing date had been scheduled. The CDA did not provide the SBVA with a set of the revised plans nor direct notification of a new hearing date, the normal procedure for all projects in Stinson Beach and a surprising oversight since we were a "party of interest," having attended and spoken at the June 25, 2015 hearing. We take exception to the following finding in the Staff Report signed by Jocelyn Drake, Project Planner, which recommended "approval with conditions" for the August 13, 2015 hearing:

Story poles were installed on July 28, 2015. A notice was posted on the project site on July 31, 2015. At the time of this staff report, no new public comments have been received. The Community Development Agency provided public notice identifying the applicant, describing the project and its location, and providing the decision date in accordance with California Government Code requirements. This notice was mailed to all property owners within 300 feet of the subject property.

Had we had the opportunity to review the revised plans, we would have responded to the CDA prior to the August 13, 2015 hearing that they did not sufficiently address all of your reasons for denying the first application. With insufficient time to study the new plans and file an appeal with the CDA by the August 20, 2105 deadline, we took the only course available: filing an appeal with the California Coastal Commission.

Sincerely,

J. Michael Matthews
President, Stinson Beach Village Association

CC: California Coastal Commission