

CALIFORNIA COASTAL COMMISSION

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F12a

Prepared May 12, 2022 for May 13, 2022 Hearing

To: Commissioners and Interested Persons
From: Stephanie Rexing, North Central Coast District Manager
Honora Montano, Coastal Planner
Subject: **STAFF REPORT ADDENDUM for F12a**
Coastal Development Permit Number 2-21-0650 (Lefcourt/Jacoby SFD, Seadrift)

In the time since the staff report was published (on April 22, 2022), staff received new input and information from a neighboring property owner regarding the proposed building height. Upon further research into the matter, staff identified an error in the project description, which requires minor changes to the staff report. Both the error and the fix are minor changes, and do not modify the basic staff analysis and recommendation, which is still approval with conditions.

Specifically, the published project description indicates that the proposed residence would have a maximum height of 26.25 feet.¹ However, the actual maximum height proposed via the project plans is 25.25 feet (see staff report Exhibit 3). Furthermore, the Marin County Community Development Agency (CDA) design review process reduced the allowed height by 1 foot, to a maximum height of 24.25 feet (see staff report Exhibit 4, page 4), citing to the need to maintain sun and light exposure for neighboring properties. Staff thus considers the Applicant's proposed project to be in the form that was authorized by Marin County, with a maximum height of 24.25 feet, and thus references to building height in the staff report are modified to reflect this conclusion. In addition, and to ensure CDP clarity on this point, the final plans condition is modified to add a requirement that the final plans show a maximum height of no more than 24.25 feet; specifically, by adding a new subsection to **Special Condition 1** on staff report page 6 as follows:

g. Building Height. The plans shall show the maximum building height to be no more than 24.25 feet NAVD88, other than LCP-allowed exceptions.

Even with this change, the above-noted neighbor continues to object that the house would be too tall, contending that the proposed project would still result in decreased sun and light to his residence. The neighbor is specifically concerned about a proposed parapet feature that would extend some 3 feet above the proposed lower parapet roof

¹ All elevation references are in relation to NAVD88.

height and contends that the parapet too should be lowered below 24.25 feet. A number of clarifications are required regarding this request. First, the LCP-allowed maximum structure height at this location is 29.14 feet, and the parapet is well below this elevation. Second, the house at 24.25 feet with the above-described parapet feature is consistent with all LCP requirements, and there are no LCP protections for the neighbor's private view, sun, and light, and thus there is no LCP reason to modify the project further.