

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
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W13a

2-23-0662 (PASARELL SFD)

NOVEMBER 15, 2023

EXHIBITS

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59 DIPSEA ROAD, MARIN COUNTY – LOCATION MAP



59 DIPSEA ROAD, MARIN COUNTY – SITE PHOTOS



Back of existing residence, looking from South to North, with Seadrift Lagoon at the bottom of the image and Bolinas Lagoon at the top.



Aerial view of Dipsea Road, looking from Northwest to Southeast, with Bolinas Lagoon to the far left, Seadrift Lagoon in the center, Pacific Ocean and Stinson Beach in the top right.

An aerial photograph of a coastal town and harbor. The town is built on a narrow strip of land, with buildings and roads visible. A large body of water, likely a harbor or bay, is in the foreground. A long, straight road or pier extends from the town into the water. The surrounding landscape is hilly and covered in vegetation.



2001 11 20, 09:18
ph: 602-577-6591

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DA
AP

[illegible]

EICHLER | DAVIES
ARCHITECTS

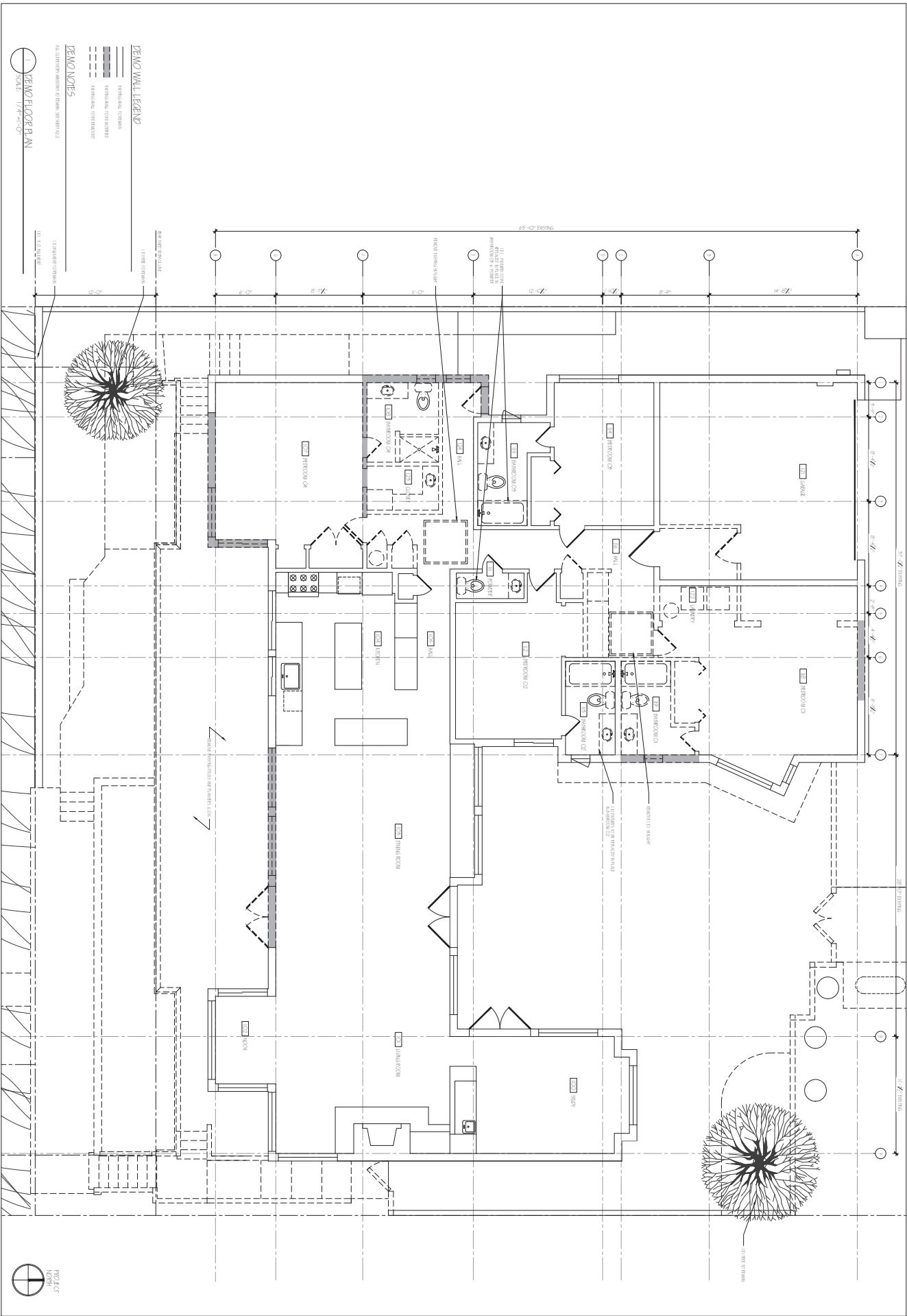


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SEAL OF THE
SUPERIOR COURT OF THE
STATE OF CALIFORNIA
CLERK
NO. C32714
FILED
2006

27122006 SA
San Francisco, CA 94121
ph: 415-774-7411
fax: 415-388-6008
www.sccourt.ca.gov

EOCHER | DOSS
ARCHITECTURE



DEMO WALL LEGEND

--- EXISTING WALL
--- EXISTING WALL
--- EXISTING WALL
--- EXISTING WALL

DEMO NOTES

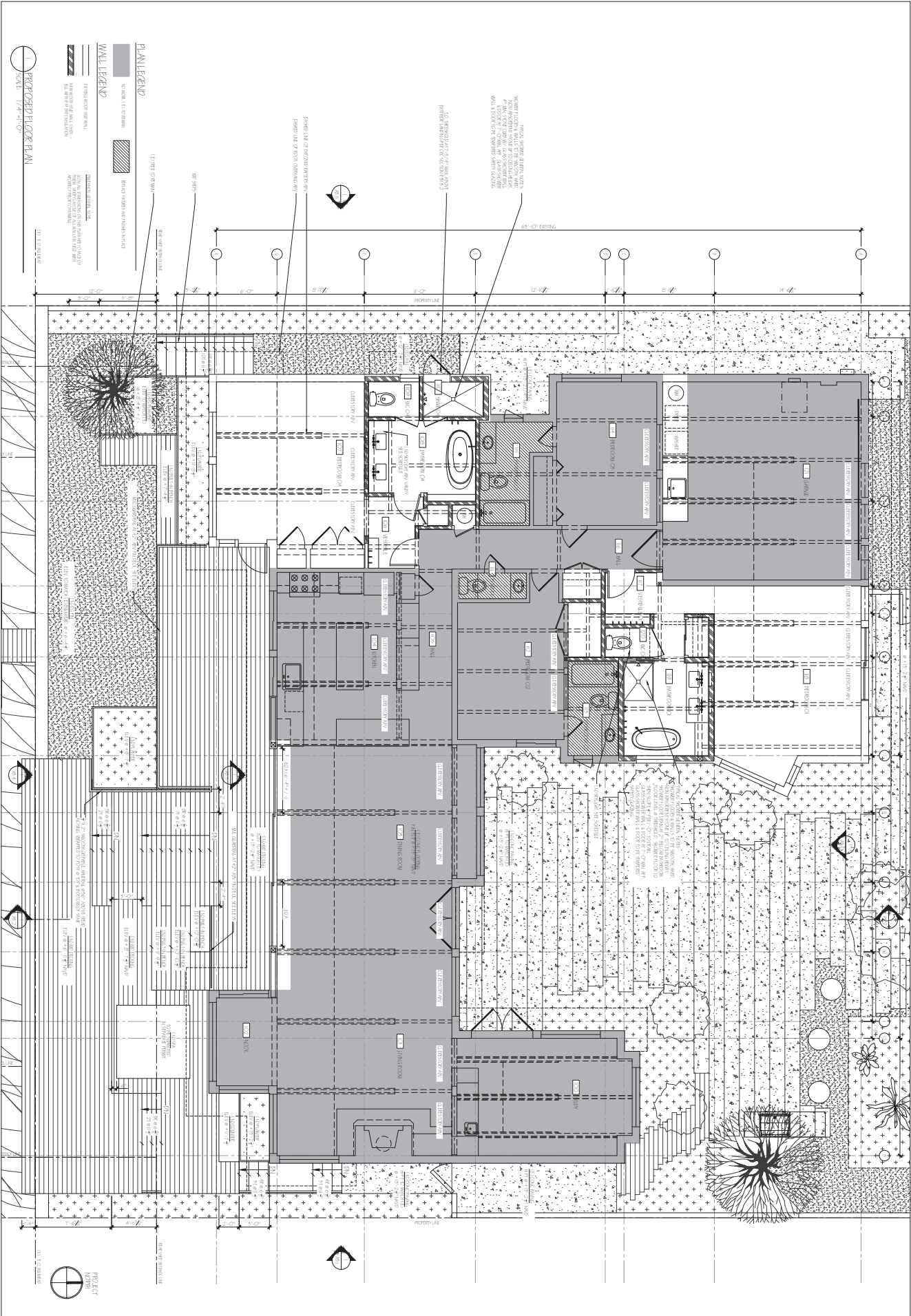
1. EXISTING WALL TO REMAIN
2. EXISTING WALL TO REMAIN
3. EXISTING WALL TO REMAIN
4. EXISTING WALL TO REMAIN

DEMO FLOOR PLAN

SCALE: 1/4" = 1'-0"

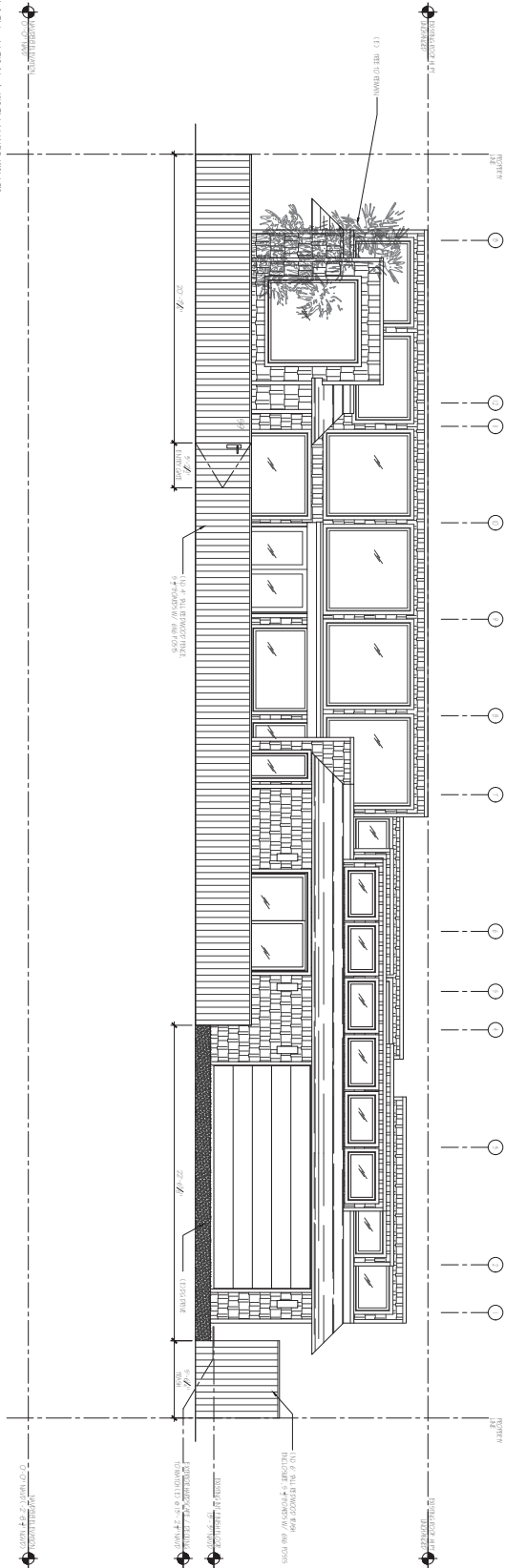






2 NOT USED
SCALE: 1/4"=1'-0"

1 PROPOSED ELEVATION - NORTH / FRONT YARD FENCE
SCALE: 1/4" = 1'-0"



PASARELL-PAULUS REMODEL
59 DIPSEA ROAD, STINSON BEACH, CA 94970
APN: 195-080-35

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8
EICHLER | DAVIES
ACCOUNTANTS

REVISIONS:	DATE:
1. INSCRIBED	7/1/2002
2. REVISED	6/1/2002

Date: _____

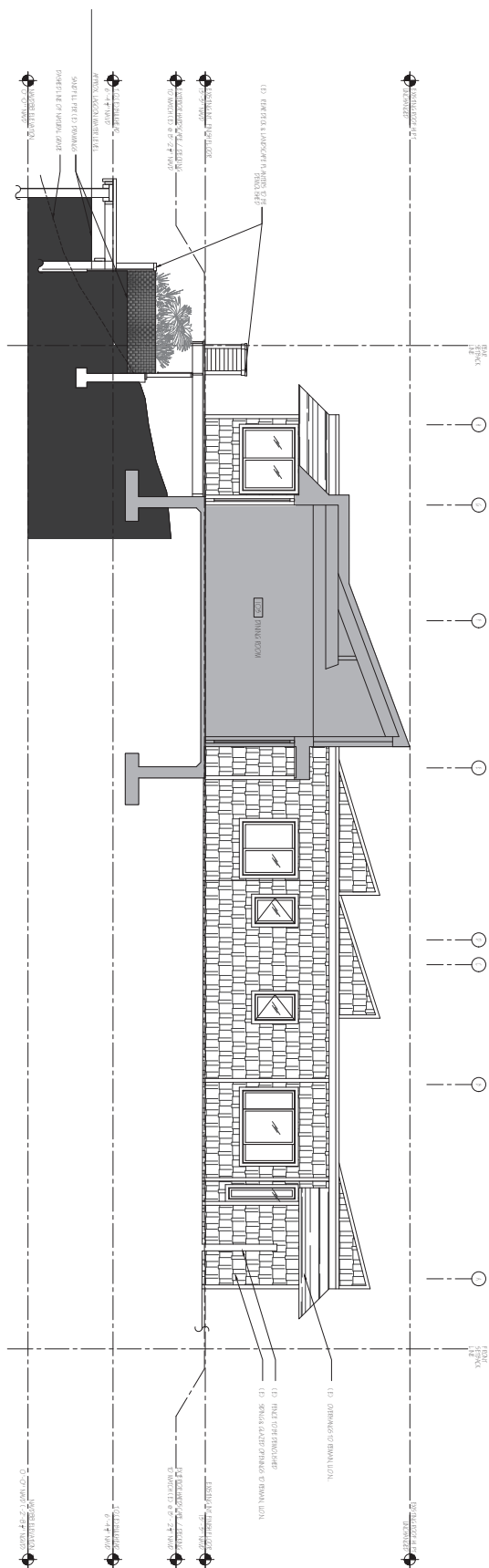
08-18-2006

PROPOSED
NORTH /
FRONT YARD FENCE
ELEVATION

Date: 09/18/2025
Score: 46/100
Sheet: A3, Oa

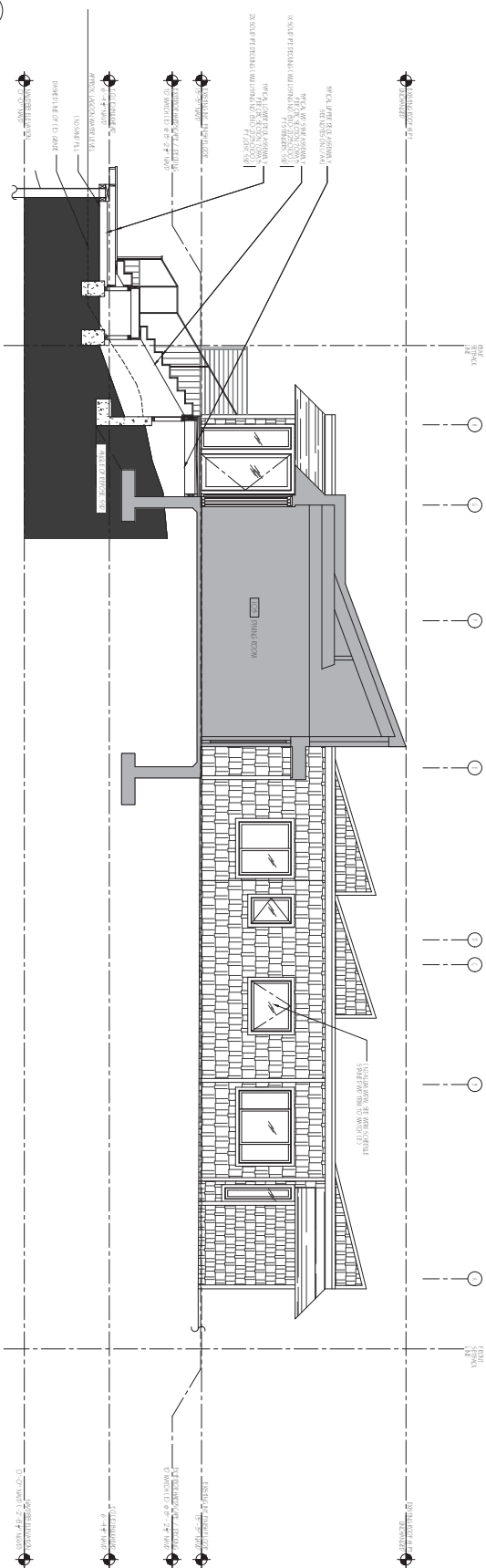
ENDING ELEVA
SCALE: 1/4"=1'-0"

ENDING ELEVA
SCALE: 1/4"=1'-0"



ENDING ELEVA
SCALE: 1/4"=1'-0"

ENDING ELEVA
SCALE: 1/4"=1'-0"

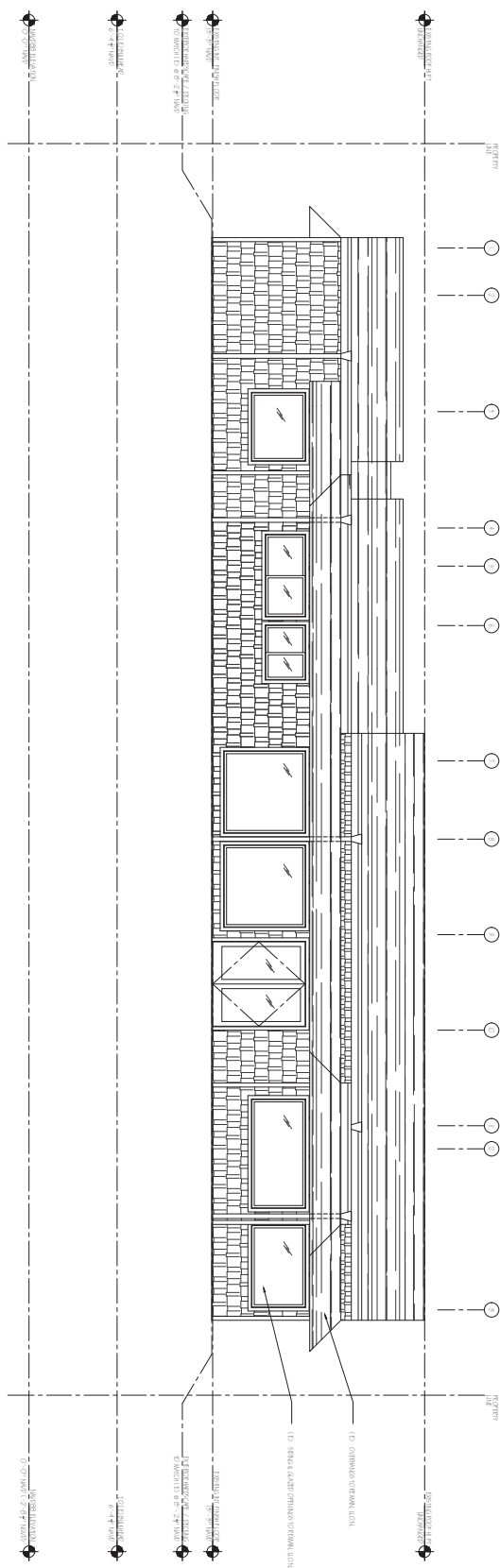


1 PROPOSED ELEVATION - EAST COURTYARD
SCALE: 1/4"=1'-0"

1 PROPOSED ELEVATION - EAST COURTYARD
SCALE: 1/4"=1'-0"

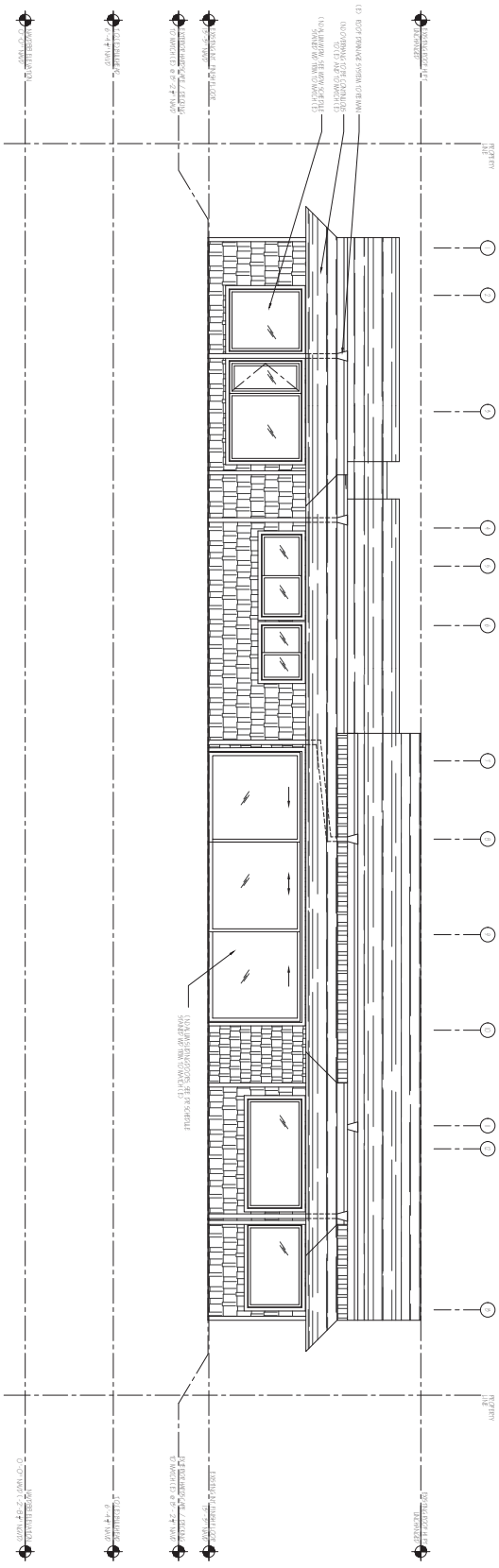
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SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"



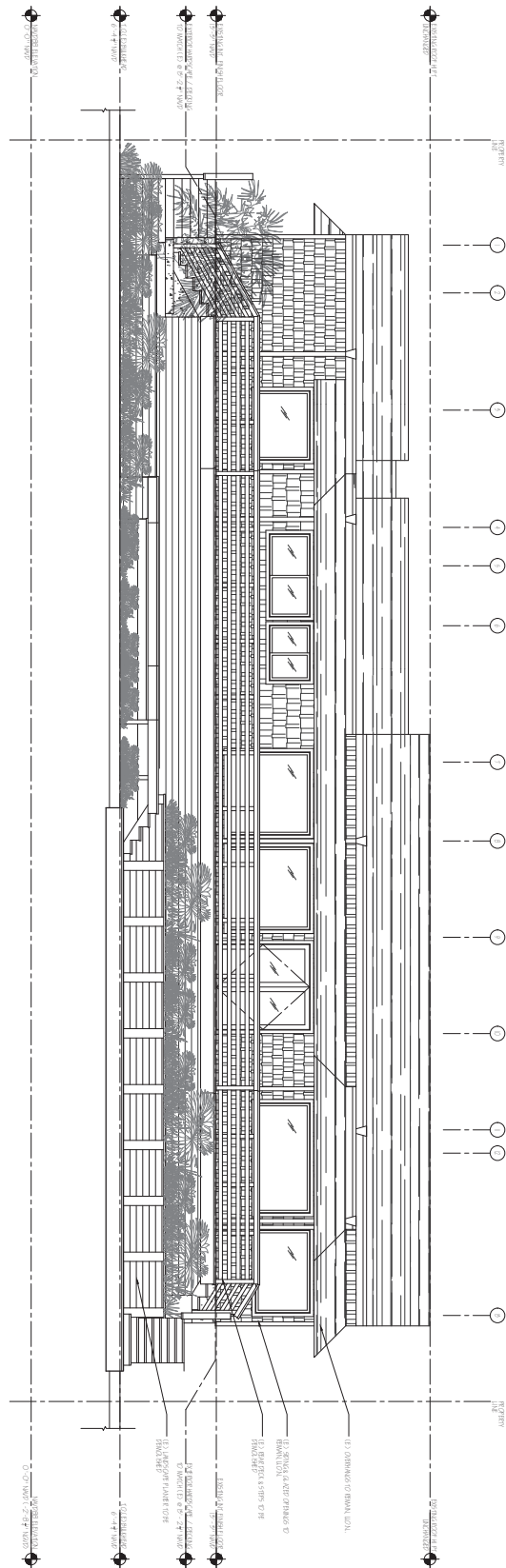
ENDING ELEVA
SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"

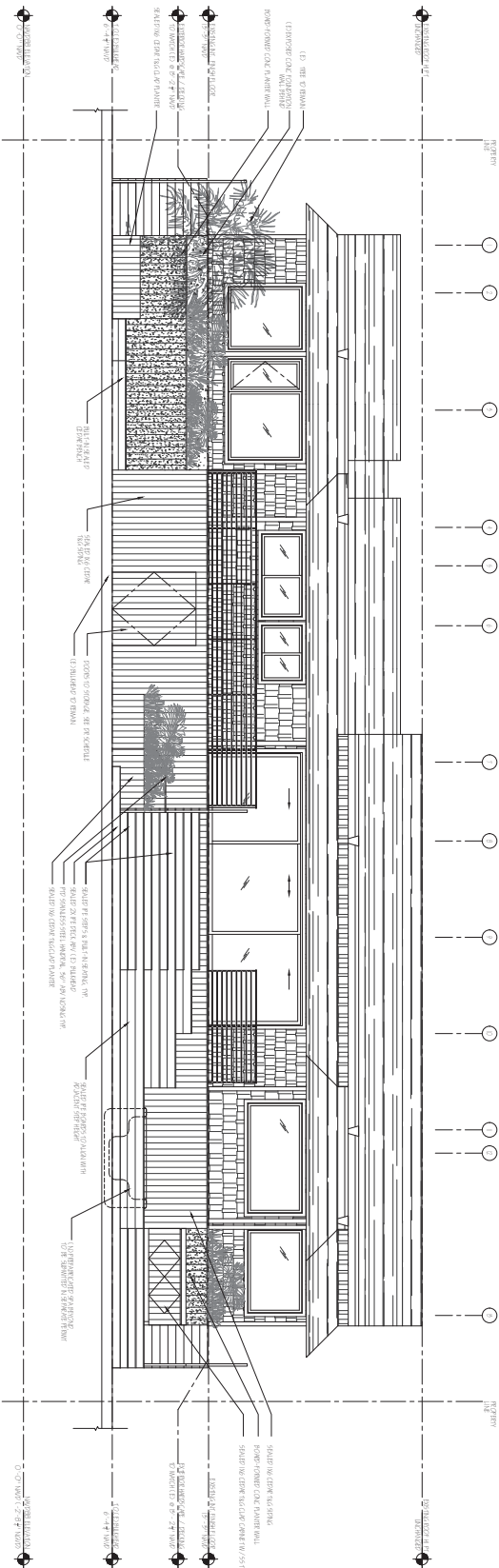


SCALE: 1/4"=1'-0"

SCALE: 1/4"=1'-0"



2. EXISTING ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"



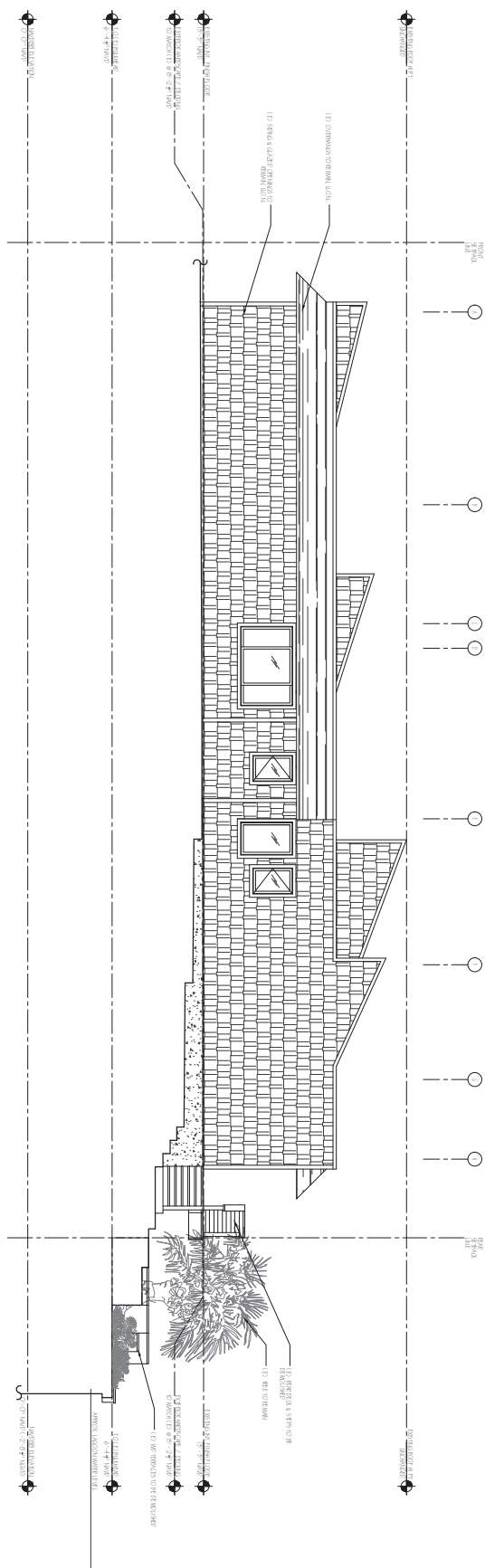
1. PROPOSED ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

Revisions	Date
1. 1/16/23	1/16/23
2. 1/16/23	1/16/23
3. 1/16/23	1/16/23
4. 1/16/23	1/16/23
5. 1/16/23	1/16/23
6. 1/16/23	1/16/23
7. 1/16/23	1/16/23
8. 1/16/23	1/16/23
9. 1/16/23	1/16/23
10. 1/16/23	1/16/23

Time:
Existing &
Proposed
Southwest
Elevation

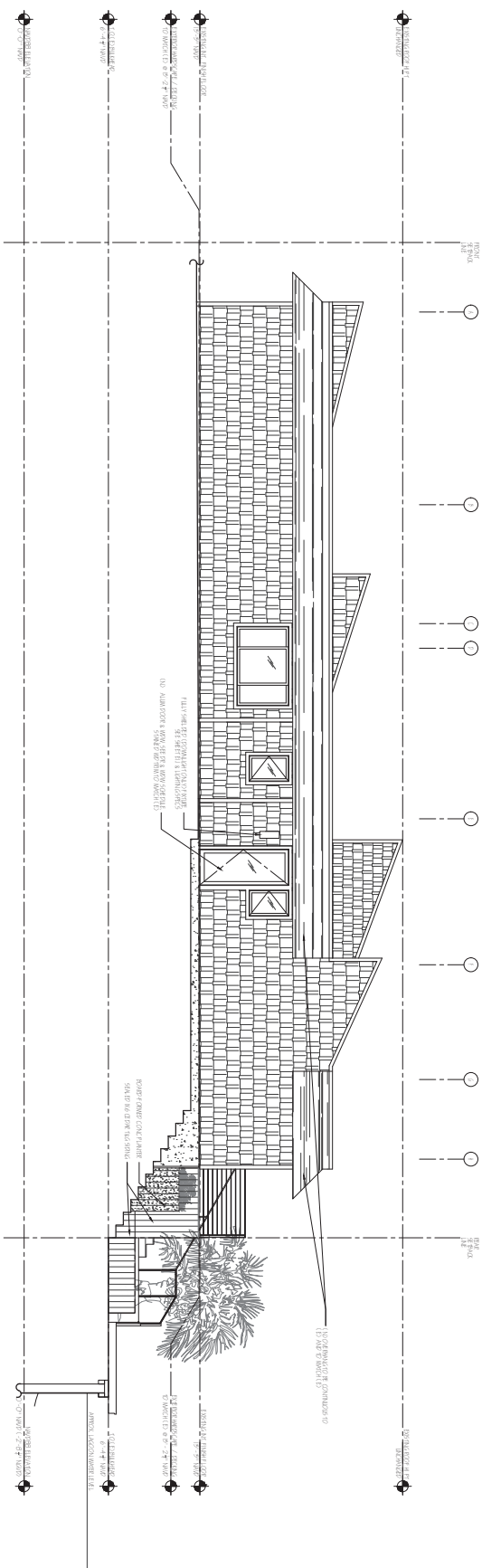
ENDING ELEVA
SCALE: 1/4"=1'-0"

ENDING ELEVA
SCALE: 1/4"=1'-0"



ENDING ELEVA
SCALE: 1/4"=1'-0"

ENDING ELEVA
SCALE: 1/4"=1'-0"



PROPOSED ELEV. _____
SCALE: 1/4"=1'-0"

PROPOSED ELEV. _____
SCALE: 1/4"=1'-0"

National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, X, AE
With BFE or Depth Zone AE, AO, AH, VE, VE1
Regulatory Floodway

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OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard Zone X
of 1% annual chance flood hazard area
depth less than one foot or the area
areas of less than one square mile
Future Conditions 1% Annual
Chance Flood Hazard Zone X
Area with Reduced Flood Risk due to
Levee. See Notes. Zone X
Area with Flood Risk due to Levee Zone B

OTHER AREAS

NO SCREEN Area of Minimal Flood Hazard Zone X
Effective LOWRIS
Area of Undetermined Flood Hazard Zone B

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

OTHER FEATURES

20.2 Cross Sections with 1% Annual Chance
17.5 Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

MAP PANELS

Digital Data Available
No Digital Data Available
Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/16/2023 at 3:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.



0 250 500 1,000 1,500 2,000 Feet

Basemap Imagery Source: USGS National Map 2023