

CALIFORNIA COASTAL COMMISSION

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



F13a

A-2-MAR-21-0048 (GRONEMAN/SIBLEY SFD)

FEBRUARY 10, 2023

CORRESPONDENCE

February 3, 2023

Donne Brownsey, Chair
California Coastal Commission
455 Market St Suite 300
San Francisco, CA 94105
Sent via email only

Chair Brownsey,

I am writing to ask your Commission to reject the staff recommendation for A-2MAR-21-0048 because it contains a number of inaccuracies and is based on characterization of the entire site as a bluff, which is inconsistent with the Coastal Act and Marin LCP bluff definition, prior Commission action in Muir Beach, and professionally mapped geotechnical analysis of the site. Furthermore, staff's recommended Special Conditions based on the Takings Analysis caused by their bluff determination would result in such a minimal building envelope that it would likely not meet the standard of a "reasonable and investment-backed expectation if submitted to a court. In lieu of approving the staff recommendation, I am asking the Commission to approve the Project design authorized by Marin County on May 27, 2021, subject to all Conditions imposed at that time.

The following inaccuracies in the staff report should be corrected prior to the Commission hearing. These include the following:

- Stating that the Project would be in full public view from Muir Beach (p.31) and result in "significant impacts to the beach area public viewshed (p.3) when the County's approved Project would not be visible from there
- Stating that the Project is immediately adjacent to the ocean and is on the immediate shoreline (p.29, p.33), when the applicant has previously demonstrated that a separate legal parcel, owned by a neighboring property unrelated to the applicant, lies between the seaward boundary of the Project parcel and the ocean.
- Stating that the Project would rely upon unpermitted armoring that would be partially the applicant's responsibility (p.35, p.38, p.39) when the applicant has demonstrated that no current or previous owner of the Project parcel participated in the permitting, construction, or payment for the shoreline armoring, and the applicant's geotechnical engineer demonstrated to Dr. Street's satisfaction that the calculated bluff retreat rate did not include any benefit from armoring
- Stating that the Project would rise 30 or 31 feet above the existing slope (p.3, p. 31) and therefore be inconsistent with the LCP when the County's approved Project specifically limits the height to 25' above natural grade
- Stating that the Project would extend two to three times further down the slope toward the beach beyond adjacent residential development (p.3, p.31) when the County's approved Project is sited above the beach at an elevation similar or higher than several other nearby residences below Sunset Way, including 21 Cove Lane, 295 and 310 Pacific Way

- Stating that the Project would result in one of the closest residential structures to the beach (p.3) when there are at least sixteen homes located closer to the beach
- Stating that the Project would have taller rooflines than nearby structures, increasing public view impacts (p.3), when the County's approved Project would be similar to numerous hillside dwelling heights in the village, including the adjacent residence at 185 Sunset Way and would not be no more visible than them
- Stating that the Project would be one of the larger residences in Muir Beach (p.31) when it is consistent with the size and character of numerous existing residences, and would be closer to the average rather than the largest
- Stating that the applicable LCP coastal hazard policies in place for some 40 years require denial of this project (p.45), when other CDPs in Muir Beach have been approved by the Commission, none of which have characterized the steep slopes as bluff face
- stating that the LCP states that the site is too dangerous to be developed and should be left as open space, when it actually states " *Development on these lots must be carefully evaluated under the LCP policies to assure that the site can adequately support the proposed development without undue risk or the necessity to construct shoreline protective devices*", which the County's approved Project confirmed had occurred

I am also providing the Commission with this link to additional documents in support of this application,

<https://www.dropbox.com/sh/fx1uidvjttthozy8/AAA-jhI4uMis2B5DH9-azQU4a?dl=0>

The Project that Marin County approved is consistent with the Commission's Sea Level Rise Guidance and OPC coastal bluff erosion formulas and could be expected to provide over 100 years before the structure's foundation could begin serving as armoring. Prior to that time, based on Special Conditions 3.c, 3.e.1, 3.e.2, and 3.e.5, the applicant would be required to obtain a CDP for the removal of all structures and restoration of the site. Accordingly, I ask the Commission to reject the staff recommendation and approve a CDP based on the design approved by Marin County.

Sincerely,

Graham Groneman

WHEN RECORDED MAIL TO:

Marin County Community Development
Agency, Planning Division
3501 Civic Center Drive, #308
San Rafael, Ca 94903

Attn: Sabrina Cardoza

THIS SPACE FOR RECORDER'S USE ONLY

Record without fee per G.C. 27383

CORRECTED NOTICE OF MERGER

Pursuant to Article 1.5 of the California Subdivision Map Act, the units of real property identified herein have been merged into a single legal lot of record.

Property Owner(s) of Record:

Eric A. Groneman and Madeline Jo Groneman, as Trustees of the ERIC A. GRONEMAN AND MADELINE JO GRONEMAN REVOCABLE TRUST

Record Data for Subject Property:

Document Number(s) 1998-052004

Assessor's Parcel Numbers:

199-235-47 & -48

Street Address:

A vacant property located along Sunset Way and a vacant property located approximately 100 feet to the south of Sunset Way, Muir Beach

The property subject to this merger is described in "Exhibit A" of this Notice of Merger, which is incorporated herein by reference.

The descriptions in "Exhibit A" have been taken from Official Marin County Records, and neither the County of Marin nor any of its officers or employees assumes responsibility for the accuracy of the description.

Brian C. Crawford
Agency Director

By:



Date: 2-18-20

Jeremy Tejrjian, AICP
Planning Manager

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Marin)

On February 18, 2020 before me, Sarah Williamson, Notary Public
(insert name and title of the officer)

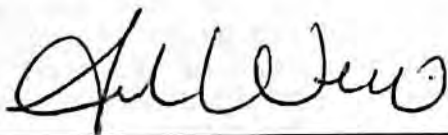
personally appeared Jeremy Tejirian

_____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

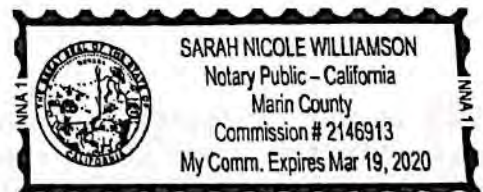


EXHIBIT A

82037627

DISCRIPTION: County of Marin- State of California

PARCEL ONE

Lot 12 and the East 1/2 of Lot 11 in Block 4 shown on the Map of Bello Beach Sub. One, filed February 6, 1923 in Map Book 5 at page 17, Marin County Records.

PARCEL TWO

BEGINNING: at a point on the Southerly line of Lot 12 in Block 4, Map of Bello Beach, filed in Map Book 5 at page 17, distant South 89°28' West 30 feet from the Southeasterly corner thereof; thence South 89°28' West 30 feet and South 14°34' East 108.5 feet to the line of extreme high tide along the Pacific Ocean; thence Easterly along the last line 30 feet, more or less, to a point that bears South 14°34' East FROM THE POINT OF BEGINNING; thence North 14°34' West 110 feet, more or less, to the point of beginning.

PARCEL THREE

BEGINNING at the most Easterly corner of Lot 12 in Block 4, Map of Bello Beach, filed in Map Book 5 at page 17; thence South 14°34' East 112.94 feet to the line of extreme high tide along the Pacific Ocean; thence along said line, North 86°30' West 61.23 feet; thence leaving said line North 14°34' West 108.50 feet to the center point of the Southerly line of Lot 11 in said Block 4; thence along said Southerly line and the Southerly line of Lot 12, North 89°28' East 60.0 feet to the point of beginning.

EXCEPTING the following described portion:

BEGINNING at a point on the Southerly line of Lot 12 in Block 4, distant South 89°28' West 30 feet from the Southeasterly corner thereof; thence South 89°28' West 30 feet and South 14°34' East 108.5 feet to the line of extreme high tide along the Pacific Ocean; thence Easterly along the last line 30 feet, more or less, to a point that bears South 14°34' East FROM THE POINT OF BEGINNING; thence North 14°34' West 110 feet, more or less, to the point of beginning.

PARCEL FOUR

BEGINNING at the most Easterly corner of lot 12 in Block 4, Map of Bello Beach, filed in Map Book 5 at page 17; thence along the Southerly line of Lots 13, 14 and 15 of said Block 4, North 89°28' East 90.71 feet to the most Westerly corner of Lot 24; thence South 12°15' West 90.71 feet to the extreme high water line of the Pacific Ocean; thence along said line, South 63°21' West 47.95 feet to a station; thence leaving said line, North 14°34' West 112.94 feet to the point of beginning.

PARCEL FIVE

EASEMENT for ingress and egress, 6 feet wide, lying Easterly of, parallel with and adjacent to the Westerly line of lot 13 in Block 4 shown on the map of Bello Beach Sub. One, filed February 6, 1923 in Map Book 5 at page 17, Marin County Records.

PARCEL SIX

EASEMENT for parking and turnaround purposes, 12 feet wide, lying Easterly of, parallel with and adjacent to the following described line:

BEGINNING at the Northwesterly corner of Lot 13 in Block 4 shown on the Map of Bello Beach Sub. One, filed February 6, 1923 in Map Book 5 at page 17; thence along the Westerly line thereof, South 22°20' East 20 feet.

**MARIN COUNTY PLANNING DIVISION
MINISTERIAL DECISION**
*Corrected Groneman Merger***Decision:
Date:****Approved
February 19, 2020**

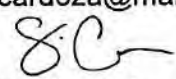
Project ID No: P2610

Applicant(s): Eric & Madeline Groneman

Owner(s): Eric A. Groneman and Madeline Jo Groneman, as Trustees of the ERIC A. GRONEMAN AND MADELINE JO GRONEMAN REVOCABLE TRUST

Assessor's Parcel No(s): 199-235-47 & -48

Property Address: A vacant property located along Sunset Way and a vacant property located approximately 100 feet to the south of Sunset Way, Muir Beach

Project Planner: Sabrina Cardoza
415-473-3607
scardoza@marincounty.orgSignature: 

Countywide Plan Designation:

C-SF5 (Coastal, Single-Family, 2-4 units/acre)

Community Plan Area:

Muir Beach Community Plan

Zoning District:

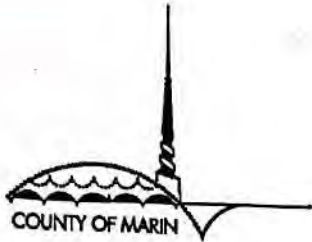
C-RA-B2 (Coastal, Residential, Agricultural, 10,000 square feet minimum lot size)

PROJECT SUMMARY

The applicant requests Merger approval of two contiguous Assessor's parcels, in Bolinas. The two Assessor's parcels, (APNs 199-235-47 & -48), are vacant and have not been developed with any structures. The previously approved Merger (P2610) issued on November 18, 2019 is being corrected to reflect that the subject properties are vacant and to clarify the location of the properties.

DEVELOPMENT CODE CONSISTENCY**Standards for Owner-Requested Merger (Marin County Code Section 22.92.020.C)**

Upon written request from the property owner, the Director shall merge two or more contiguous parcels or units of land that do not meet the requirements contained in Section



OFFICE OF SHELLY SCOTT
ASSESSOR - RECORDER - COUNTY CLERK

03/30/2020

Eric A. Groneman and Madeline Jo Groneman Revocable Trust
c/o Madeline Jo Groneman, Trustee
181 Sunset Way
Muir Beach, Calif, 94965

**RE: Parcel Number Change due to Notice of Merger
New APN 199-235-66**

Dear Property Owner or Agents:

The Marin County Assessor has processed your Notice of Merger (Doc. #2019-0045008) and merged your previous Assessor Parcel numbers (APNs) 199-235-47 & 199-235-48 into your new APN 199-235-66. There will be no changes made to the current tax bills issued for APN 199-23-47 & 48 (excepting possible removal of duplicate special assessment fees which is the responsibility of the local agencies, See paragraph 2). Your new APN 199-235-66 will be in effect for next year's tax bill. I have also enclosed a copy of both the previous and updated Assessor's Parcel Map pages with your parcels highlighted.

It is your responsibility to contact the local agencies responsible for any special assessments that you believe are duplicated and request that the duplicate special assessments be removed from your current property tax bills. If you have not yet contacted the local agencies, I recommend that you provide the agencies a copy of this letter as proof that your two parcels have been merged into a single parcel. This letter will hopefully assist you in removal of these special assessments by each of the local agencies. Contact information (phone number) for local agencies can be found on the left hand side of the property tax bill. The special assessments eligible for possible removal due to duplication are identified by the number '3' in the Levy column (Levy 3 special assessments) in the chart on the right hand side of the property tax bill which shows the breakdown of the tax bill.

If you have any questions regarding this matter or need further assistance, please do not hesitate to contact the Marin County Assessor Mapping Staff at 415-473-5073 or via email at mapping@marincounty.org

Sincerely,

Jeremy Baker
Cadastral Mapping Technician
Marin County Assessor-Recorder-County Clerk

NORTH CENTRAL COAST REGIONAL COMMISSION

1050 NORTHGATE DRIVE, SUITE 130
SAN RAFAEL, CALIFORNIA 94903 - (415) 472-4321

INITIAL SUMMARY REPORT AND STAFF RECOMMENDATION

September 14, 1977

Permit Number: 205-77
Applicant: Stephen and Anita Garnett
Location: 183 Sunset Way, Bello Beach Subdivision, Muir Beach, Marin County
Proposed Development: Single-family dwelling

Project Description: This applicant proposes to build a two-story dwelling (30 feet in height) to be located on a steep (55% average) 2/5 acre parcel in the older Bello Beach Subdivision of Muir Beach. The lot fronts on the ocean. There are pine trees along the upper (Sunset Way) frontage and clustered about three sides of the proposed dwelling site on the lower slopes. The dwelling would sit 100' downslope from the road, on a "bench" with a slope average of 46%, while the slope between the dwelling and road averages 60%. The plans specify a two car carport at road level, with 101 steps descending to the dwelling. There are existing dwellings on all adjacent parcels. The 2,200 sq. ft., all-wood dwelling will contain only one bedroom. No grading will be necessary for its siting. Marin County approvals have been obtained for both construction of the dwelling and the septic system.

Relationship to the Coastal Act. Section 30253 of the Act states that all new development shall:

- 1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- 2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

In addition, the State Commission has adopted Interpretive Guidelines regarding the Geologic Stability of Blufftop Development (copy attached), that require an applicant to submit a geologic investigation and report for a development that is to be sited in an area of demonstration which is within a certain distance of a bluffedge (based on an angle drawn from the toe of the bluff or 50' inland from the edge of the bluff, whichever is greater). The purpose of this report is to demonstrate to the Commission that the site is stable and the proposed "development will not create a geologic hazard or diminish the stability of the area." It includes a range of investigations, including: topographic description, historic cliff erosion, geologic conditions, landslide conditions, impact of construction activity, ground and surface water conditions, erosion problems, and potential seismic effects. The goal of the report is to assure that development will be safe on the site during its economic lifespan, and that it will not contribute to erosion, geologic instability or destruction of the site which would require the construction of protective devices (ie., a seawall).

Commission meeting of
September 22, 1977

Permit #205-77
Stephen and Anita Garnett

The applicant has not submitted such a report to the Commission. On at least two previous occasions, staff members have walked this site with potential buyers. Both times the buyer abandoned plans to construct on the site following a negative response from the Marin County Department of Environmental Services relative to the adequate functioning of a septic system on the site (and, in both cases, on negative reports from consulting soils engineers). The principal reason for County's approval now (August 22, 1977) is that the firm of Bala and Strandgaard (civil and structural engineers) prepared a septic tank and leachfield plan which separates the "black" (toilet) water from the "grey water" (all other liquid wastes from the dwelling, with this "black water" collected in a holding tank (adjacent to the dwelling), and pumped out on an annual basis, and the "grey water" going through a conventional septic tank and leachfield system, designed with a pump and replacement field. In approving this system, Marin County required that the applicant obtain written approval of the San Francisco Bay Regional Water Quality Control Board.

The Board staff has reviewed the proposed plans and finds them acceptable provided that a public agency (i.e., the Muir Beach Community Services District) will monitor the periodic (annual) maintenance and operation of the "black water" holding tank (Marin County imposed this same condition). The Board staff does, however, view this as a questionable precedent for dealing with marginally-buildable lots.

More importantly, there seems to be a major question regarding the geologic stability of the site. A report prepared by Donald Herzog and Associates, (soils engineers) states that the clayey soils underlying the site, the exceedingly steep slopes, the history of soil instability on this (and adjoining) parcels and the presence of hummocks, depressions, bulges, and leaning trees all point to severe geologic problems on the site. It seems reasonable to assume the "grey water" septic systems leachfield will only aggravate and accelerate this already deteriorating geologic situation, unless the applicant can prove otherwise. The distance from the bluffedge to the closest point of the leachfield system and to the dwelling is not indicated on the site plan. With continued sloughing, a seawall may have to be build to protect the dwelling in the future, and an existing seawall has already partially failed.

Access to the shoreline is provided at Muir Beach, a portion of the GGNRA, and the steepness of this lot does not make it feasible for public access. While the proposed development would represent infilling in an existing developed area (with a community water system), it presents significant unresolved questions regarding the geologic stability of the site. It seems unlikely (based upon present information) that satisfactory resolution of the sites physical limitations is probable. Obviously, however, should the applicant proceed to address the issues identified in the guidelines, the Commission could reconsider the project.

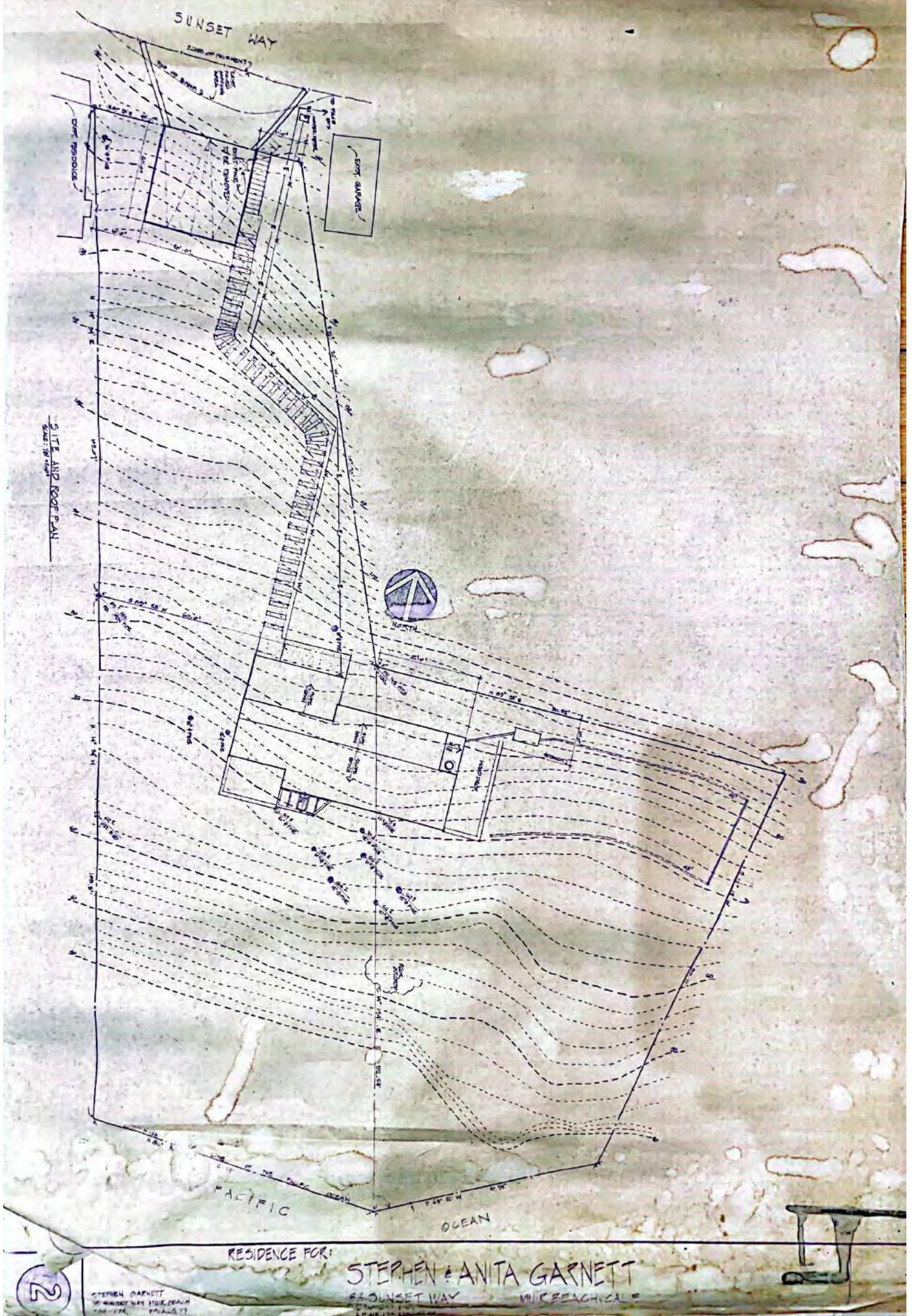
Commission meeting of
September 22, 1977

Preliminary Staff Recommendation: Adoption of the following findings and denial of the permit.

- a) That the Commission cannot approve development on this site based on the only available complete soils engineers report. There is substantial evidence that the subsurface conditions on this property are extremely unstable, that bluff erosion is occurring, and that the economic lifespan of a dwelling constructed here would be questionable. In addition, the Commission would undoubtedly be faced with the prospect of the future construction of a new seawall to protect the sloughing lot and eroding bluff face, to protect development on the site. It appears probable that a specific geologic investigation initiated by the applicant would only confirm these results and it would not be advisable for the applicant to expend this effort.
- b) The "grey water" septic system would percolate liquids into the already questionable soils and accelerate the already deteriorating geologic situation.
- c) That the proximity of the San Andreas Fault Rift (1½ miles west, under the ocean) adds additional geologic hazard to development of this unstable site.
- d) The site's adverse geologic conditions and septic system restrictions have contributed to its being one of the few undeveloped lots in this area of Muir Beach. While the applicant has addressed (apparently successfully) the septic issue, the site's steep unstable slopes continue to present unresolved problems.
- e) Denial of the project is based upon failure to meet the permit guideline's requirement to demonstrate, via a complete geologic engineering report, the sites ability to support development (consistent with the Act's objectives). This denial does not prejudice the Commission's ability to reconsider the proposal upon future satisfactory completion of these require studies.
- f) That based on the findings above, development of this lot in not in conformance with the applicable provisions of Chapter 3 of the Coastal Act of 1976, and is not consistent with the policies, declarations, and objectives of that Act, as set forth in Section 30604.

GLH

Commission meeting of
September 22, 1977



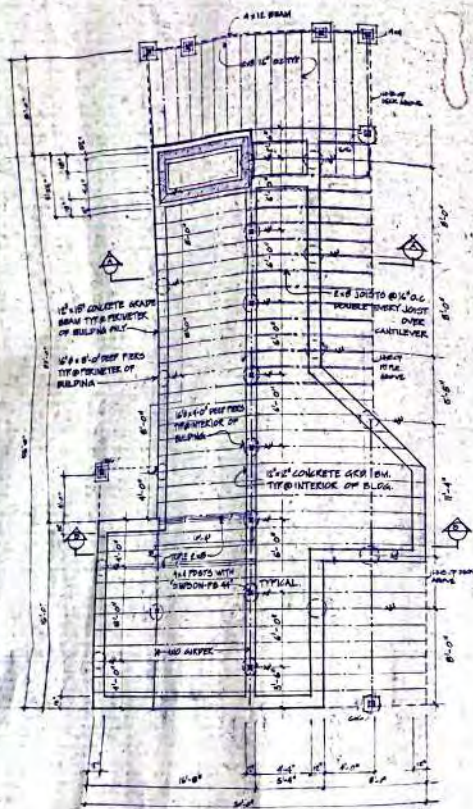
RESIDENCE FOR:

STEPHEN & ANITA GARNETT

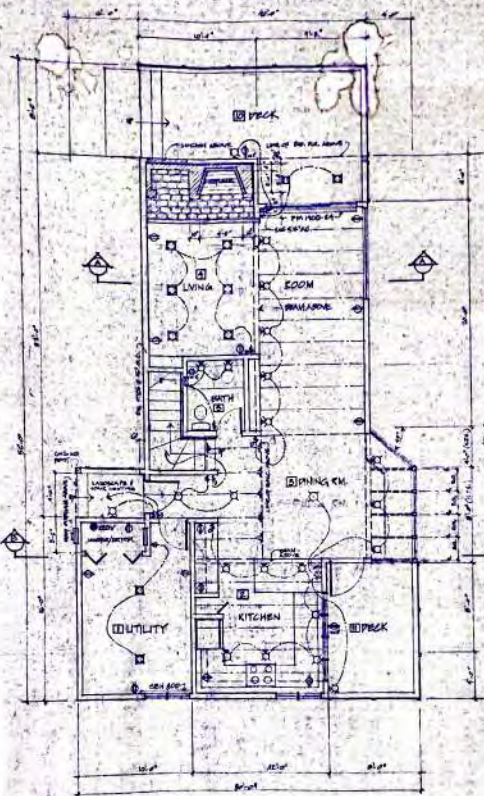
83 SUNSET WAY

MILK BEACH, CALIF.

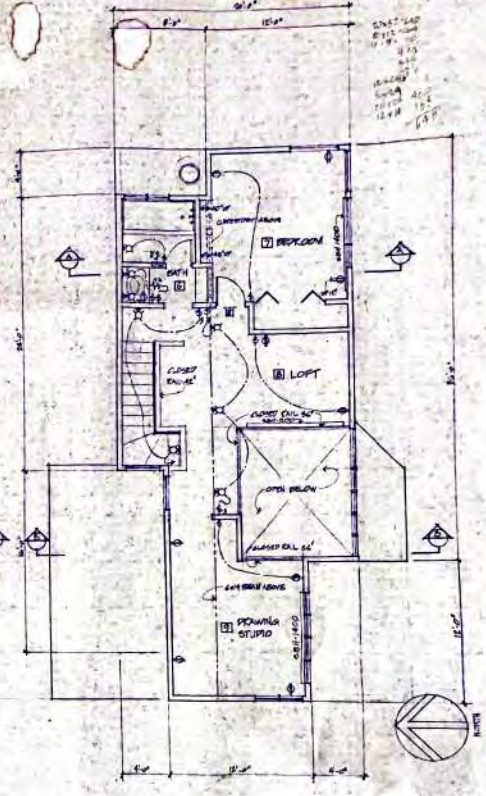
STEPHEN GARNETT
83 SUNSET WAY MILK BEACH
SAN DIEGO, CALIF. 92161



FOUNDATION PLAN
FIRST FLOOR FRAMING SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SECOND FLOOR FRAMING



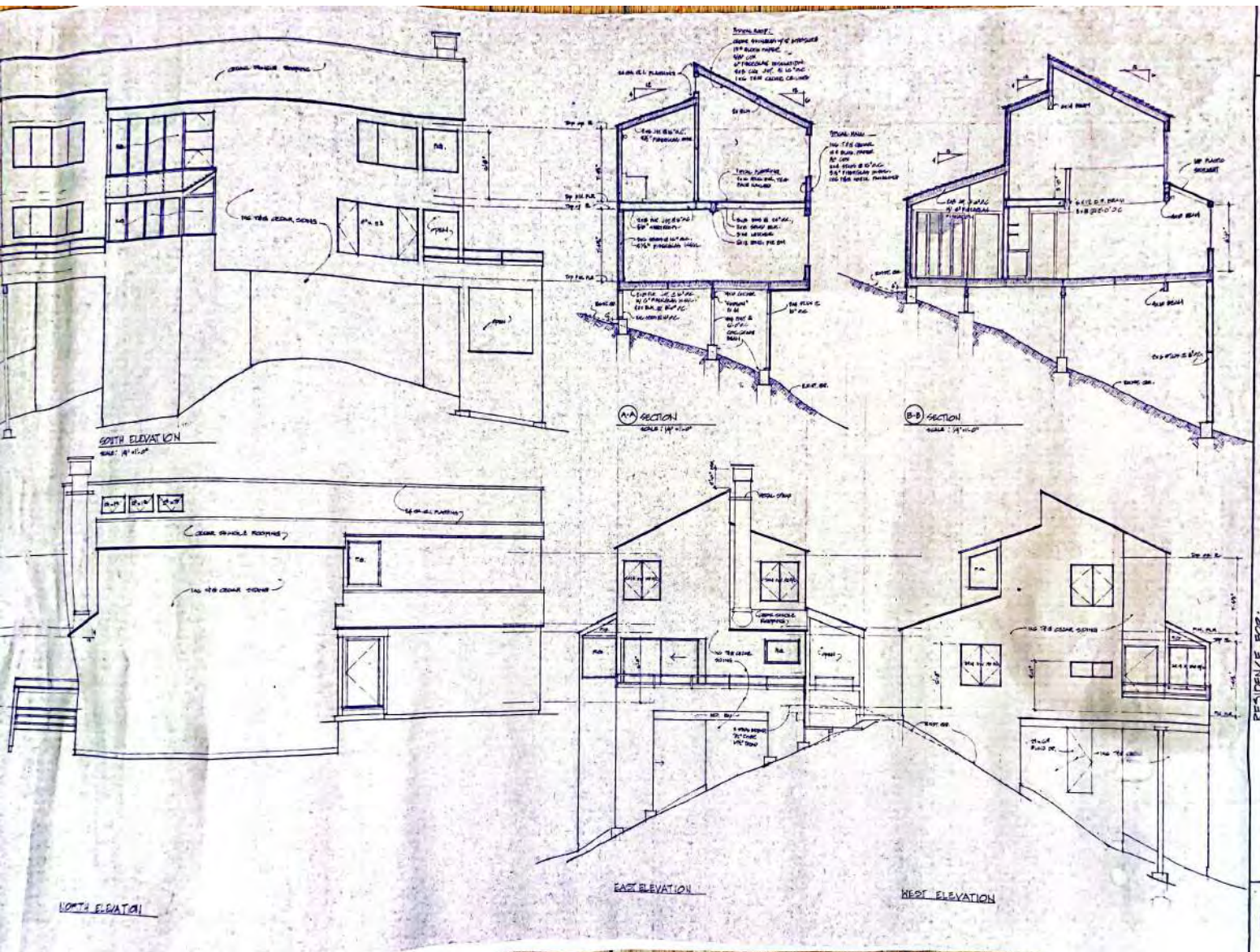
SECOND FLOOR PLAN
ROOF FRAMING SCALE: 1/4"=1'-0"

SYMBOLS	LEGEND		
	1ST FLOOR	2ND FLOOR	ROOF
SWITCH	NO CONVENIENCE OUTLET/OUTLET	NO HOT PLUG	
THREE-WAY SWITCH	WALL MOUNTED KEYLESS	NEW WATER PROOF DOWN OUTLET	
SWITCH WORKBOX	WALL MOUNTED PICTURE	READY OUTLET	
MINI-WALL MOUNTED	RECESSED CEILING FIXTURE	CEILING HUNG PICTURE	
ELEC. SUB PANEL	SMOKE DETECTOR	CEILING MOUNTED PICTURE	
RECESSED ELEC. BOX	RADIANT HEATER	UPPER FLOOR HEATER	
TRAIL MOUNTED BOX	WALL HEATER	TOE SPACE HEATER	
HOSE BID			

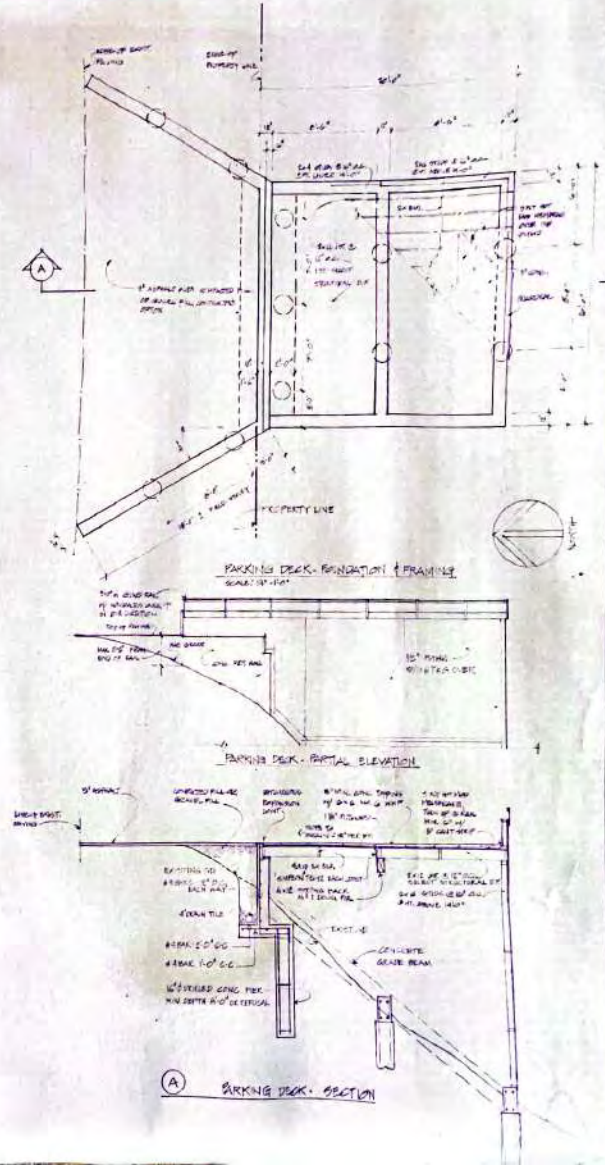
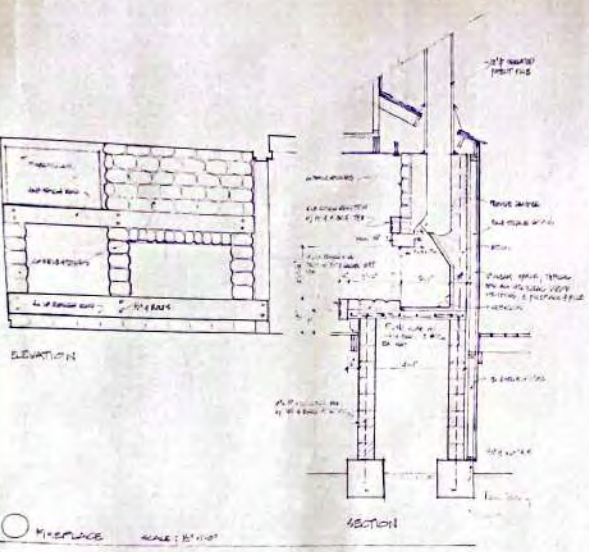
RESPONSE FOR: STEPHEN & ANITA GARNETT

STEPHEN GARNETT

2



RESIDENCE FOR: STEPHEN & ANITA GARNETT



02/03/22

Honora Montano
California Coastal Commission

Application # A-2-MAR-21-0048

Honora and Commissioners:

I am the architect of Graham Groneman & Brett Sibley's home at 183 Sunset Way in Muir Beach. I have reviewed the staff report dated 01/20/23. I submit the following comments, which I would be happy to elaborate upon given more time.

CCC's restrictions identified in the staff report constitute a "Taking" of the land. The restrictions appear to suggest that CCC has crafted a minimal envelope within which a home might be constructed so that CCC can avoid the "Taking." However, careful understanding and dissecting of CCC's restrictions reveals to the trained eye that it is not possible to build a home under the identified restrictions.

A few noted restrictions that prohibit a home from being constructed include:

1. The requirement for no retaining walls.
2. The stated height restrictions make it physically impossible to build anything without retaining walls.
3. The subjective height limitation that we cannot exceed the adjacent building heights. There is no reasonable envelope left to build a code compliant structure, including a garage.
4. The 2 car on site parking requirement with no retaining walls is physically impossible. Even if it were possible, it would create an extremely unsafe entry/exit from the public right of way.
5. The allowance of a 5' side yard appears to favor the applicant, but in reality is a red herring that will serve to anger neighbors and reduce public view corridors to the beach and ocean.

In short, CCC's misinterpretation of the "bluff" at the edge of the street constitutes a Taking of the Groneman land.

Please see my email PDF attachment demonstrating our extensive outreach to the community of Muir Beach, as you can see by 30+ neighbor emails of overwhelming support for this 3rd generation Muir Beach family.

Regards,



Michael Heacock, Architect
mh@MichaelHeacock.com
ph 415-845-5326

From: [Joey Groneman](#)
To: mlevenson@marincounty.org
Cc: [Brett Sibley](#); [Graham Groneman](#); mh@michaelheacock.com
Subject: 183 SUNSET WAY- Support Letter
Date: Wednesday, May 26, 2021 12:49:06 PM

Eric & Madeline Groneman
181 Sunset Way
Muir Beach, California 94965

Dear Ms Levinson,

As a 4th generation Muir Beach family we have deep roots within this community. We purchased the land at 183 Sunset 40 years ago with the hopes that one day our son and his wife would build a home for themselves and raise our grandchildren next door to us. We are beyond thrilled see our dreams become reality!

For the past 2 years Graham & Brett have worked incredibly hard to include the community in the planning process; spending dozens of hours working with neighbors to ensure that everyone's concerns are considered. We are incredibly proud of the tireless work our son Graham has put in over the last two years.

We are so excited to watch our grandchildren grow up in the footsteps of their parents, grandparents, and great grandparents.

We fully support this project and ask that County Planning approve the design.

Sincerely,
Eric & Madeline Groneman

Sent from my iPhone

From: [Brett Sibley](#)
To: [Michael Heacock](#); [Husband Graham](#)
Subject: Fwd: Proposed new construction - 183 Sunset, Muir Beach (Groneman residence) Coastal and Use Permit (P2989)
Date: Tuesday, May 25, 2021 5:47:01 PM

Sent from my iPhone

Begin forwarded message:

From: David Taylor <david@davidhtaylormd.com>
Date: May 25, 2021 at 1:43:33 PM PDT
To: MLevenson@marincounty.org
Subject: **Proposed new construction - 183 Sunset, Muir Beach (Groneman residence) Coastal and Use Permit (P2989)**

Hi Ms. Levenson:

I live at 1821 Shoreline Hwy, Muir Beach, CA.

I am a volunteer firefighter in Muir Beach and a Director on the Muir Beach Community Services District Board. Graham Groneman is a Battalion Chief in Marin County Fire and an essential part of our team here at the beach for fire protection and as a liaison with Marin County Fire, our partner agency.

Communities such as ours need to do everything possible to keep essential public servants such as Mr. Groneman and his family living here.

I've had the opportunity to review the plan and the story poles for the proposed new construction of a 2160sq ft single family residence, a 430sq ft garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and I am 100% in support of this project.

Please let me know if you have any questions or if I can offer any further opinion or comments. I am not likely able to attend the hearing but want to very strongly endorse this project as an appropriate new home for this wonderful family. Thanks for your care and attention to this matter.

David

--

David H. Taylor, MD
1821 Shoreline Hwy
Muir Beach, CA 94965
415-747-0832

183 Sunset Way, Muir Beach

gabrielmontana@mac.com
<gabrielmontana@mac.com>

Tue 4/20/2021 9:48 AM

To: Levenson, Michelle
<MLevenson@marincounty.org>
Cc: Lora Gale <loragale@icloud.com>

Hello Michelle. I'm the owner and resident of 210 Sunset Way in Muir Beach. I've had an opportunity to review the plans and view the story poles for Groneman project at 183 Sunset, and we are in full support of their efforts to build a home at this location. The overall design and layout are supportive and respectful of the established style and home size in our neighborhood, and we're happy to see the land used to house a local family with deep roots in our community.

Best,

Gabriel Leis and Lora Gale

183 sunset - Groneman

Jesse Rudnick <jesserudnick@yahoo.com>

Tue 5/25/2021 11:16 AM

To: Levenson, Michelle <MLEvenson@marincounty.org>

>>> From: Jesse Rudnick

>>>

>>> Regarding: Proposed new construction - 183 Sunset, Muir Beach (Groneman residence)

>>> Coastal and Use Permit (P2989)

>>>

>>> I live at 1795 shoreline highway in Muir Beach. I have had the opportunity to review the plan and story poles for the proposed new construction of a 2160-square-foot single family residence, a 430-square-foot garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and I support this project.

>>> Please give me a call with any questions,

>>> Jesse Rudnick (415) 250-9104

From: [Graham Groneman](#)
To: [Michael Heacock](#)
Subject: Fwd: construction at 183 sunset Muir Beach
Date: Tuesday, May 25, 2021 7:57:42 AM

Sent from my iPhone

Begin forwarded message:

From: Chris Gove <cgove1962@gmail.com>
Date: May 25, 2021 at 7:11:14 AM PDT
To: mlevenson@marincounty.org
Subject: construction at 183 sunset Muir Beach

Michelle

My name is Chris Gove and I reside at 219 Sunset Way, Muir Beach, CA 94965

I've reviewed the plans presented by Bret and Graham Groneman for their future home and I'm excited by the prospect. Graham was born and raised in this community and it will be great to have them raise their family here.

They have been responsive to suggestions from their immediate neighbors and I hope that they are allowed to build on this site.

If you have any questions please do not hesitate to ask, I can be reached at 415-497-3487

Thank you for your time

Chris Gove

219 Sunset Way, Muir Beach, CA 94965

From: [Graham Groneman](#)
To: [Michael Heacock](#)
Subject: Fwd: Proposed new construction - 183 Sunset, Muir Beach (Groneman residence) - Coastal and Use Permit (P2989)
Date: Monday, May 24, 2021 9:08:32 PM

Sent from my iPhone

Begin forwarded message:

From: Garrett Paul <garrettnpaul@gmail.com>
Date: May 24, 2021 at 8:57:11 PM PDT
To: mlevenson@marincounty.org
Cc: Jessica Stout Paul <jessicastoutpaul@gmail.com>, Graham Groneman <groneman4@gmail.com>
Subject: Proposed new construction - 183 Sunset, Muir Beach (Groneman residence) - Coastal and Use Permit (P2989)

Hi Michelle,

We live at 320 Pacific in Muir Beach, which shares a property line with the Groneman's, with the proposed structure within view of our living space. I have had the opportunity to review the plan and story poles for the proposed new construction of a 2160-square-foot single family residence, a 430-square-foot garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and I support this project and would like to see it start expeditiously.

Best,
Garrett + Jessica Paul
415-450-0034

From: [Graham Groneman](#)
To: leighton.hills@muirbeachcsd.com
Cc: [Michael Heacock](#)
Subject: Re: Support of Coastal Permit for 183 Sunset from 209 Sunset and 50 Cove Lane
Date: Tuesday, May 25, 2021 11:01:25 AM

Thanks Leighton!

Sent from my iPhone

On May 25, 2021, at 10:49 AM, leighton.hills@muirbeachcsd.com wrote:

Here you go Graham. You've done a great job on the process!

Leighton

----- Forwarded message -----

From: leighton.hills@muirbeachcsd.com
<leighton.hills@muirbeachcsd.com>
Date: Tue, May 25, 2021 at 10:48 AM
Subject: Support of Coastal Permit for 183 Sunset from 209 Sunset and 50 Cove Lane
To: <mlevenson@marincounty.org>

Dear Michelle,

I wanted to write to support the application of Graham and Brett Groneman for a Coastal Permit and Use Permit for the proposed construction of a residence at 183 Sunset in Muir Beach. I've lived in Muir Beach for some 29 years and have had a chance to see the modest number of new homes built in the community over this period. The proposal for 183 Sunset is one of the most thoughtful I've seen and I have no doubt it will be a good addition to our community. It's well in keeping with the size range and variety of architectural styles present in lower Muir Beach.

As such, the proposal has my full support.

Many thanks,

Leighton

--

Leighton Hills
415-383-7102

--

Leighton Hills
415-383-7102

Sent: Wednesday, May 5, 2021 2:27 PM

To: Levenson, Michelle <MLevenson@marincounty.org>

Subject: Groneman project

Dear Michelle,

We live at 175 Sunset Way and are in support of the Groneman projected house, as it is in keeping with the neighborhood. If you have any questions, don't hesitate to contact us.

Very Truly Yours,

--

Gary Friedman and Trish McCall

Mediation Law Offices
Center for Understanding in Conflict/Center for Mediation in
Law
34 Forrest Street
Mill Valley, CA 94941

e-mail: garyjfriedman@gmail.com

website: www.understandinginconflict.org

Email Disclaimer:

<https://www.marincounty.org/main/disclaimers>

--

Gary Friedman

Mediation Law Offices
Center for Understanding in Conflict/Center for Mediation in
Law
34 Forrest Street
Mill Valley, CA 94941

tel: (415) 383-1300

fax: (415) 383-4946

e-mail: garyjfriedman@gmail.com

website: www.understandinginconflict.org

From: [Brett Sibley](#)
To: [Michael Heacock](#); [Husband Graham](#)
Subject: Fwd: Coastal and Use Permit (P2989) Groneman residence at 183 Sunset Way, Muir Beach
Date: Tuesday, May 25, 2021 5:58:32 PM

Sent from my iPhone

Begin forwarded message:

From: Tayeko Kaufman <tayekosk@gmail.com>
Date: May 25, 2021 at 5:49:24 PM PDT
To: MLevenson@marincounty.org
Subject: Coastal and Use Permit (P2989) Groneman residence at 183 Sunset Way, Muir Beach

From: Michael & Tayeko Kaufman
240 Sunset Way
Muir Beach, Ca 94965

Regarding: Proposed new construction - 183
Sunset, Muir Beach (Groneman residence)
Coastal and Use Permit (P2989)

We live at 240 Sunset Way in Muir Beach. We have watched with interest the project develop into what we consider is a lovely design, size and style that fits into the neighborhood. We've had the opportunity to review the plan and story poles for the proposed new construction of their 2160-square-foot single family residence, a 430-square-foot garage and associated septic system for the Groneman residence. We support the Groneman's proposed new construction and hope that the County will permit the project.

Sincerely,

Michael & Tayeko Kaufman

Brett & Graham

PLEASE SEND TO:

Michelle Levenson

MLevenson@marincounty.org

From: Brad & Lisa Eigsti
27 Starbuck Drive
Muir Beach, Ca 94965

Regarding: Proposed new
construction - 183 Sunset, Muir Beach
(Groneman residence)
Coastal and Use Permit
(P2989)

We live at 27 Starbuck Drive in Muir Beach. We've had the opportunity to review the plan and story poles for the proposed new construction of a 2160-square-foot single family residence, a 430-square-foot garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and we support this project.

Sincerely,

Brad & Lisa Eigsti

From: Alexis Chase & Frank Piazza
1855 Shoreline Hwy
Muir Beach, Ca 94965

Regarding: Proposed new construction - 183
Sunset, Muir Beach (Groneman residence)
Coastal and Use Permit (P2989)

We live at 1855 Shoreline Hwy in Muir Beach. We've had the opportunity to review the plan and story poles for the proposed new construction of a 2160-square-foot single family residence, a 430-square-foot garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and we support this project.

Sincerely,
Alexis Chase & Frank Piazza

From: [Brett Sibley](#)
To: [Michael Heacock](#); [Husband Graham](#)
Subject: Fwd: Regarding: Proposed new construction - 183 Sunset, Muir Beach (Groneman residence) Coastal and Use Permit (P2989)
Date: Tuesday, May 25, 2021 5:46:12 PM

Sent from my iPhone

Begin forwarded message:

From: lauriepiel1 <lauriepiel1@aol.com>
Date: May 25, 2021 at 5:37:31 PM PDT
To: MLevenson@marincounty.org
Subject: Regarding: Proposed new construction - 183 Sunset, Muir Beach (Groneman residence) Coastal and Use Permit (P2989)

From: Laurie Piel

9 Starbuck Drive

Muir Beach, Ca 94965

Regarding: Proposed new construction - 183 Sunset, Muir Beach (Groneman residence)

Coastal and Use Permit (P2989)

To: Michelle Levenson

I live at 9 Starbuck Drive in Muir Beach. The Gronemans are excellent members of the community and contribute to the well-being and success of the community. It is important for a small community like ours to have residents that work for the benefit of us all and they meet that expectation many times over. So, I support this project.

Sincerely,

Laurie Piel

LAURIE PIEL
9 Starbuck Dr.
Muir Beach, CA 94965
M: 415.595.7411
lauriepiel1@aol.com

From: [Brett Sibley](#)
To: [Michael Heacock](#); [groneman4](#)
Subject: Fwd: 183 sunset
Date: Tuesday, May 25, 2021 9:12:08 PM

----- Forwarded message -----

From: **Angelina Banducci** <angiebanducci@gmail.com>
Date: Tue, May 25, 2021 at 8:59 PM
Subject: 183 sunset
To: <MLEvenson@marincounty.org>
Cc: <brettsibley@gmail.com>

From: Angie Banducci
1850 Shoreline Highway
Muir Beach, Ca 94965

Regarding: Proposed new construction - 183 Sunset, Muir
Beach (Groneman residence)
Coastal and Use Permit (P2989)

I live at 1850 Shoreline Highway in Muir Beach. I've had the opportunity to review the plan and story poles for the proposed new construction of a 2160-square-foot single family residence, a 430-square-foot garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and we support this project.

And for the record Graham and Brett are exceptional community members. I am proud to have them as my neighbors.

Sincerely,

Angelina Banducci

Sent from my iPhone

From: [Brett Sibley](#)
To: [Michael Heacock](#); [Husband Graham](#)
Subject: Fwd: 183 SUNSET WAY- NEIGHBOR SUPPORT LETTER
Date: Tuesday, May 25, 2021 10:25:47 PM

Sent from my iPhone

Begin forwarded message:

From: ninavp@earthlink.net
Date: May 25, 2021 at 10:23:52 PM PDT
To: Brett Sibley <brettsibley@gmail.com>
Subject: Re: 183 SUNSET WAY- NEIGHBOR SUPPORT LETTER
Reply-To: ninavp@earthlink.net

Hi Brett and Graham,
Here's what I wrote - just added a bit more towards the end. Hope it helps!! Nina

From: Nina Vincent & Harvey Pearlman
160 Pacific Way
Muir Beach, Ca 94965

Regarding: Proposed new construction - 183 Sunset, Muir Beach (Groneman residence)
Coastal and Use Permit (P2989)

We live at 160 Pacific Way in Muir Beach. We've had the opportunity to review the plan and story poles for the proposed new construction of a 2160-square-foot single family residence, a 430-square-foot garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and we support this project. Graham has been a Muir Beach resident since his birth and has grown up to be a valued participant in our community starting with his work with the fire department. We are thrilled that he and Brett will be able to build their home next to their family home and will remain valued and cherished community members. They have welcomed our questions on the housing project and have been willing to spend time with us and anyone walking by with questions. We hope the project will move along smoothly. Thanks.

Sincerely,

-----Original Message-----

From: Brett Sibley
Sent: May 25, 2021 2:17 PM
To: Nina Vincent
Subject: 183 SUNSET WAY- NEIGHBOR SUPPORT LETTER

Thank you SO MUCH NINA & HARVEY!

Please cut and paste and send to Michelle, her email is below. Of course you're welcome to add or drop anything about how you know us and how fabulous we

PLEASE SEND TO:

Michelle Levenson

MLevenson@marincounty.org

and CC: brettsibley@gmail.com if possible

From: Misti Norton
320 Sunset Way
Muir Beach, Ca 94965

Regarding: Proposed new construction - 183 Sunset, Muir
Beach (Groneman residence)
Coastal and Use Permit (P2989)

I live at 320 Sunset Way in Muir Beach. I've had the opportunity to review the plan and story poles for the proposed new construction of a 2160-square-foot single family residence, a 430-square-foot garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and we support this project.

Sincerely,

Misti Norton

From: [Brett Sibley](#)
To: [Michael Heacock](#); [Husband Graham](#)
Subject: Fwd: 183 SUNSET WAY- Support Letter
Date: Wednesday, May 26, 2021 6:49:11 AM

Sent from my iPhone

Begin forwarded message:

From: Heidi Stubler Brown <stubler.heidi@gmail.com>
Date: May 26, 2021 at 6:32:08 AM PDT
To: Brett Sibley <brettsibley@gmail.com>
Subject: Fwd: 183 SUNSET WAY- Support Letter

----- Forwarded message -----

From: Heidi Stubler Brown <stubler.heidi@gmail.com>
Date: Tue, May 25, 2021 at 3:03 PM
Subject: Fwd: 183 SUNSET WAY- Support Letter
To: <MLevenson@marincounty.org>
CC: Adam Brown <apb5039@gmail.com>

From: Adam Brown & Heidi Stubler Brown

43 Starbuck Drive
Muir Beach, Ca 94965

Regarding: Proposed new construction - 183
Sunset, Muir Beach (Groneman residence)
Coastal and Use Permit (P2989)

We live at 43 Starbuck Drive in Muir Beach. We've had the opportunity to review the plan and story poles for the proposed new construction of a 2160-square-foot single family residence, a 430-square-foot garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and we support this project. And they are such a wonderful family who we cant wait to have closer to us in Muir Beach!

Sincerely,

Heidi & Adam Brown

From: [Brett Sibley](#)
To: [Michael Heacock](#); [Husband Graham](#)
Subject: Fwd: Support for Coastal and Use Permit P2989
Date: Wednesday, May 26, 2021 1:29:23 PM

Sent from my iPhone

Begin forwarded message:

From: Kevin C <kevinccorbit@gmail.com>
Date: May 26, 2021 at 1:14:47 PM PDT
To: MLevenson@marincounty.org
Cc: Brett Sibley <brettsibley@gmail.com>
Subject: **Support for Coastal and Use Permit P2989**

From: Kevin & Kasey Corbit
21 Seacape Drive
Muir Beach, CA 94965
(650) 892-5496
(650) 219-7280
kevinccorbit@gmail.com
kaseycorbit@gmail.com

Regarding: Proposed new construction - 183 Sunset Drive, Muir Beach
(Groneman residence)
Coastal and Use Permit (P2989)

Dear Ms. Levenson,

We have had the opportunity to review the plan and story poles for the proposed new construction of a 2160-square-foot single family residence, a 430-square-foot garage, and associated septic system for the Groneman residence. The project design and scope fits the size and style of Muir Beach, and we enthusiastically support this project.

As full-time Muir Beach residents, it has been disheartening seeing the fast pace of turnover of communities in West Marin county, going from tight-knit neighborhoods to short-term rental havens. The Groneman's are second generation Muir Beachers, and provide vital services to greater Marin county. They are ideal neighbors, and approval of this project will guarantee their long-term residence in Muir Beach, adding a great deal of value to our entire community.

Sincerely,

Kevin & Kasey Corbit

From: [Brett Sibley](#)
To: [Michael Heacock](#); [groneman4](#)
Subject: Fwd: Proposed New Construction at 183 Sunset Muir Beach
Date: Wednesday, May 26, 2021 11:53:59 AM

----- Forwarded message -----

From: **Wendy Johnson** <wendyjdragon@gmail.com>
Date: Wed, May 26, 2021 at 11:41 AM
Subject: Proposed New Construction at 183 Sunset Muir Beach
To: <MLEvenson@marincounty.org>
Cc: Brett Sibley Groneman <brettsibley@gmail.com>

Dear Ms Levinson,

As a 45 year resident of the Redwood Creek Watershed of Muir Beach, California, I am writing to express my unconditional support for the proposed Groneman family residence: coastal use permit CP 2989. My husband Peter Rudnick and I have reviewed the plan and story poles for the 2,160 square foot residence and for the 430' garage and the associated septic system and we fully support this project.

We have known Graham Groneman and his family since Graham was born (it was his birthday yesterday!). Our son Jesse Rudnick and Graham grew up together in the extended Muir Beach community, trained in the skills and responsibilities of the Fire Service with the Muir Beach Volunteer Fire Department, and currently serve as front-line leaders in the Marin County Fire Department.

For the last 5 years we have had the pleasure of living next door to Brett and Graham Groneman here at 1795 Shoreline Highway in Muir Beach. We have been close neighbors over the course of their joyful return to Muir Beach and present with them to celebrate the recent births of their 3 year old son, Charlie Graham, and his little one year-old sister, Hadley.

I need not tell you what a gift it is for young leaders like Brett and Graham who grew up in Marin County and are deeply responsible in every way, to have the opportunity to return home and raise their family, dwelling in the community that they love and know in every way.

Thank you for receiving this letter of support for the proposed Groneman family residence. Please let me know if I can be of any further assistance in recommending their building plans.

Warmly yours,

Wendy Johnson Rudnick

--

Wendy Johnson
1795 Shoreline Highway
Muir Beach, CA 94965

415-497-5473

From: [Brett Sibley](#)
To: [Michael Heacock](#); [groneman4](#)
Subject: Fwd: Regarding: Proposed new construction - 183 Sunset, Muir Beach (Groneman residence)
Date: Wednesday, May 26, 2021 11:53:23 AM

----- Forwarded message -----

From: **sarah nesbitt** <snesbittsf@gmail.com>
Date: Wed, May 26, 2021 at 11:23 AM
Subject: Regarding: Proposed new construction - 183 Sunset, Muir Beach (Groneman residence)
To: <MLEvenson@marincounty.org>
Cc: <brettsibley@gmail.com>

From: Sarah Nesbitt & Norbert Schnadt
47 Seacape Drive
Muir Beach, Ca 94965

**Regarding: Proposed new construction - 183 Sunset, Muir Beach (Groneman residence)
Coastal and Use Permit (P2989)**

Dear Michelle,

We live at 47 Sea Cape Drive in Muir Beach and have known the Groneman family through charitable community events and fundraising for the Muir Beach Fire Department, as well as being valuable members of our community.

We've had the opportunity to review the plan and story poles for the proposed new construction of a 2160-square-foot single family residence, a 430-square-foot garage and associated septic system for the Groneman residence. The project design and scope appears to be aligned in size and style of the greater neighborhood.

We support this project and wish the family well.

Sincerely,

Sarah Nesbitt & Norbert Schnadt

From: [Brett Sibley](#)
To: [Michael Heacock](#); [groneman4](#)
Subject: Fwd: 183 SUNSET WAY- Support Letter
Date: Wednesday, May 26, 2021 11:17:08 AM

Shirley submitted this one

----- Forwarded message -----
From: **Brett Sibley** <brettsibley@gmail.com>
Date: Wed, May 26, 2021 at 9:37 AM
Subject: 183 SUNSET WAY- Support Letter
To: <muirshirley@aol.com>

PLEASE SEND TO:

Michelle Levenson

MLevenson@marincounty.org

and CC: brettsibley@gmail.com if possible

From: Shirley Nygren
308 Pacific Way
Muir Beach, Ca 94965

Regarding: Proposed new construction - 183 Sunset, Muir
Beach (Groneman residence)
Coastal and Use Permit (P2989)

I live at 308 Pacific Way in Muir Beach. I've had the opportunity to review the plan and story poles for the proposed new construction of a 2160-square-foot single family residence, a 430-square-foot garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and we support this project.

Sincerely,

Shirley Nygren

From: [Brett Sibley](#)
To: [Michael Heacock](#); [groneman4](#)
Subject: Fwd: Proposed new construction at 183 Sunset Way, Muir Beach (Groneman residence)
Date: Wednesday, May 26, 2021 4:10:22 PM

----- Forwarded message -----

From: **Gail High** <gailchigh@icloud.com>
Date: Wed, May 26, 2021 at 4:02 PM
Subject: Proposed new construction at 183 Sunset Way, Muir Beach (Groneman residence)
To: <MLEvenson@marincounty.org>
Cc: <brettsibley@gmail.com>

From : Gail and Kenneth G. High, jr
187 Sunset Way
Muir Beach, CA 94965

Re: Coastal Use Permit (P2989)

We live at 187 Sunset Way in Muir Beach.
We've had the opportunity to review the plan and story poles for the proposed new construction of a 2160-sq-foot single family residence, a 430 sq foot garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and we support this project.
Sincerely,
Kenneth and Gail High

Sincerely,

Brett & Graham Groneman

PLEASE SEND TO:

Michelle Levenson

MLevenson@marincounty.org

and CC: brettsibley@gmail.com

From: Charles Kingsbury
15 Starbuck Drive
Muir Beach, Ca 94965

Regarding: Proposed new construction -
183 Sunset, Muir Beach (Groneman
residence)
Coastal and Use Permit
(P2989)

I live at 15 Starbuck Drive in Muir Beach. I've had the opportunity to review the plan and story poles for the proposed new construction of a 2160-square-foot single family residence, a 430-square-foot garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and I support this project.

Sincerely,

Charles Kingsbury

From: [Brett Sibley](#)
To: [Michael Heacock](#); [Husband Graham](#)
Subject: Fwd: 183 Sunset
Date: Wednesday, May 26, 2021 6:14:55 PM

Sent from my iPhone

Begin forwarded message:

From: Amadeo Banducci <abanducci1934@icloud.com>
Date: May 26, 2021 at 6:09:05 PM PDT
To: MLevenson@marincounty.org
Cc: brettsibley@gmail.com
Subject: 183 Sunset

From: Amadeo Banducci
1820 Shoreline Highway, Banducci Ranch
Muir Beach, Ca 94965

Regarding: Proposed new construction - 183 Sunset, Muir Beach
(Groneman residence)
Coastal and Use Permit (P2989)

We live at 1820 Shoreline Highway in Muir Beach. We've had the opportunity to review the plan and story poles for the proposed new construction of a 2160-square-foot single family residence, a 430-square-foot garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and we support this project.

Sincerely,

Amadeo Banducci

Sent from my iPhone

From: [Brett Sibley](#)
To: [Michael Heacock](#); [Husband Graham](#)
Subject: Fwd: Letter of Support Regarding: Proposed new construction - 183 Sunset, Muir Beach (Groneman residence) Coastal and Use Permit (P2989)
Date: Thursday, May 27, 2021 12:10:29 PM

Sent from my iPhone

Begin forwarded message:

From: Danny Hobson <marydaniel.hobson@gmail.com>
Date: May 27, 2021 at 10:06:55 AM PDT
To: MLevenson@marincounty.org
Cc: Brett Sibley Groneman <brettsibley@gmail.com>
Subject: **Letter of Support Regarding: Proposed new construction - 183 Sunset, Muir Beach (Groneman residence) Coastal and Use Permit (P2989)**

Letter of Support Regarding: Proposed new construction -
183 Sunset, Muir Beach (Groneman residence)
Coastal and Use Permit (P2989)

Dear Michelle,

I live at 1815 Shoreline Hwy in Muir Beach, CA and I wanted to write a letter of support for the construction of a new home in Muir Beach by Brett and Graham Groneman. They have been renting a house near mine for a few years now and they are terrific people who deserve to have a permanent home in Muir Beach. Graham grew up in Muir Beach, and his parents are still residents. This house would allow his two young children to grow up near their grandparents and in a community Graham has been part of his whole life. In addition, Graham is a fire fighter and has been a big help to the community here with fire preparedness and emergency response. In general, they are good-hearted, generous, community-minded people - the kind of folks you really want to have be part of a community like this one. As you may know, the market in Muir Beach makes it very hard to purchase a home - prices are extremely high. Being able to build this home would allow them to stay local and keep them here in a community to which they are already so well connected.

Thanks for you consideration.

Sincerely,

Mary Daniel Hobson
marydaniel.hobson@gmail.com
www.marydanielhobson.com

From: [Brett Sibley](#)
To: [Michael Heacock](#); [Husband Graham](#)
Subject: Fwd: 183 Sunset way support letter
Date: Thursday, May 27, 2021 9:45:27 AM

Sent from my iPhone

Begin forwarded message:

From: Jonathan Rauh <jonrauh@gmail.com>
Date: May 27, 2021 at 9:42:54 AM PDT
To: MLevenson@marincounty.org
Cc: Brett Sibley <brettsibley@gmail.com>
Subject: 183 Sunset way support letter

Regarding: Proposed new construction - 183
Sunset, Muir Beach (Groneman residence)
Coastal and Use Permit (P2989)

Michelle,

As a Muir Beach resident and concerned citizen I am in full support of Brett and Graham building their house in Muir Beach on a buildable lot. I hope that Brett and Graham get to build their home because trying to buy one is almost impossible for them.

The competition to buy an existing home has gone crazy with people buying places so they can rent them out or just let them sit empty while they allow friends to visit occasionally. Brett and Graham will be full-time residents and will be part of the Muir Beach community. They have many friends and family here. Hopefully they get exactly what they want. Please help them achieve their goals.

Thank you for your help,
Jonathan Rauh
84 Seacape drive
Muir Beach, CA 94965

From: [Brett Sibley](#)
To: [Michael Heacock](#); [Husband Graham](#)
Subject: Fwd: Muir Beach Groneman
Date: Thursday, May 27, 2021 9:42:02 AM

Sent from my iPhone

Begin forwarded message:

From: Joelle Brown <joellemorganbrown@gmail.com>
Date: May 27, 2021 at 9:40:58 AM PDT
To: Brett Sibley <brettsibley@gmail.com>
Subject: Fwd: Muir Beach Groneman

----- Forwarded message -----

From: **Joelle Brown** <joellemorganbrown@gmail.com>
Date: Thu, May 27, 2021, 9:39 AM
Subject: Fwd: Muir Beach Groneman
To: <MLEvenson@marincounty.org>

| | From: Joelle and Roly Brown

10 Sunset Way

Muir Beach, Ca 94965

Regarding: Proposed new construction - 183 Sunset, Muir Beach
(Groneman residence)
Coastal and Use Permit (P2989)

We live at 10 Sunset Way in Muir Beach. We would love for Brett and Graham to be able to build a home in Muir Beach. They are valued members of our community. We have not had the opportunity to review the proposed plans for the new construction.

Sincerely,
Joelle Brown and Roly Gosling

From: [Brett Sibley](#)
To: [Michael Heacock](#)
Subject: Letters not cc'd
Date: Thursday, May 27, 2021 9:37:30 AM

At very least

Bethany Villere bvillere@aol.com
Ken Andrews

Will send more if I found out that people sent but didn't cc.

Sent from my iPhone

From: [Brett Sibley](#)
To: [Michael Heacock](#); [groneman4](#)
Subject: Fwd: Proposed new construction at 183 Sunset Way, Muir Beach (Groneman residence)
Date: Wednesday, May 26, 2021 4:10:22 PM

----- Forwarded message -----

From: **Gail High** <gailchigh@icloud.com>
Date: Wed, May 26, 2021 at 4:02 PM
Subject: Proposed new construction at 183 Sunset Way, Muir Beach (Groneman residence)
To: <MLEvenson@marincounty.org>
Cc: <brettsibley@gmail.com>

From : Gail and Kenneth G. High, jr
187 Sunset Way
Muir Beach, CA 94965

Re: Coastal Use Permit (P2989)

We live at 187 Sunset Way in Muir Beach.
We've had the opportunity to review the plan and story poles for the proposed new construction of a 2160-sq-foot single family residence, a 430 sq foot garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and we support this project.
Sincerely,
Kenneth and Gail High

From: [Graham Groneman](#)
To: [Michael Heacock](#)
Subject: Fwd: 183 SUNSET WAY - Groneman and Sibley - Coastal Permit and Use Permit (P2989)
Date: Thursday, May 27, 2021 8:41:11 PM

She wrote this and sent it to Michelle at 10:01 this morning.

-graham

Sent from my iPhone

Begin forwarded message:

From: Linda Lotriet <llotriet@earthlink.net>
Date: May 27, 2021 at 10:01:24 AM PDT
To: mlevenson@marincounty.org
Cc: "Peter C. Lambert" <plambert48@att.net>, Graham Groneman <groneman4@gmail.com>
Subject: 183 SUNSET WAY - Groneman and Sibley - Coastal Permit and Use Permit (P2989)

Dear Michelle,

We have lived in Muir Beach for over twenty years and Linda has loved living next door to this property and have valued Eric and Joey as neighbors. We look forward to build on that positive relationship with their son Graham and Brett and family. We welcome the idea of them as neighbors and specifically so that they can find a home in this community where they are valued and welcomed.

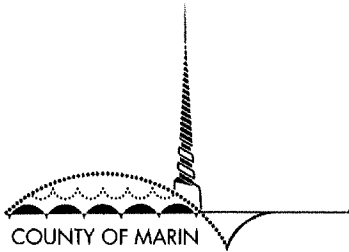
They took care to design a home with an architect that is considerate and respectful to many complicated demands of this site.

We are the immediate next-door neighbor and are most impacted by the development. Another neighbor in our community who has written in support of the project mentioned that Graham and Brett have "been responsive to suggestions from their immediate neighbors" and we would like to echo that and confirm that we are currently in a mutually cooperative process to address privacy concerns. We all intend our discussions to be an ongoing process, working together to be good custodians of those pieces of land for years to come.

Best Regards

Linda Lotriet and Peter Lambert

415 383-2804.



BOARD OF SUPERVISORS
DENNIS RODONI
Fourth District

Marin County Civic Center
3501 Civic Center Drive
Suite 329
San Rafael, CA 94903
415 473 7331 T
415 473 3645 F
415 473 6172 TTY
DRodoni@marincounty.org
www.marincounty.org/bos

February 8, 2023

RE: Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Dear California Coastal Commission Members & Staff,

This letter is sent to you to reconfirm my support and the points made in my previous letter dated September 7th, 2021. That letter supports the County of Marin's approval of the Groneman project in Muir Beach at 183 Sunset Way.

This item has been thoroughly researched and complies with all applicable laws and regulations in the County of Marin which ensures that new developments safe and sustainable.

The proposed project meets all requirements and will be beneficial to the growing housing needs of our local community. Therefore, I continue to support this project and it should be approved without any substantial issues.

Thank you for considering my opinion.

Sincerely,

Dennis Rodoni
Supervisor District 4
Marin County Board of Supervisors



February 3, 2023

To: Chair, Donne Brownsey, California Coastal Commission

Cc: Honora Montano, California Coastal Commission

Re: Item F13a, Appeal No. A-2-MAR-21-0048 – Support for Substantial Issue at 183 Sunset Way in Muir Beach

Dear Chair Brownsey and Commissioners,

The Surfrider Foundation's mission is to protect the world's ocean, waves and beaches for all people and we have worked for several decades in California to uphold the Coastal Act. We submit this letter to urge the Commission to deny the project proposal at 183 Sunset Way in Muir Beach because it directly violates the public access and resource provisions of the Coastal Act.

Surfrider agrees with staff findings that the proposed 3,000 square foot blufftop house on a vacant lot in Muir Beach is inconsistent with both the Coastal Act and the County's Local Coastal Program for the following reasons:

- The proposed development has an **insufficient bluff edge setback** and would be located in a hazardous location such that it is unsafe;
- The proposed development **cannot be classified as 'existing development' and would be reliant on shoreline armoring**, which is inconsistent with the Coastal Act;
- Approval of the project would constitute a 'reverse taking' of public trust resources, and **denial of the project would not result in a successful private property takings claim.**

For the reasons above and described further below, we urge denial of the project. If a revised project warrants approval — which Surfrider does not see feasible — the Commission should determine a defined regulatory life for the project. The public's shoreline is disappearing as sea levels rise, and if the Commission does not recognize its affirmative duty to protect the public trust in decision making, the shoreline will be lost. Defining the lifetime of a project embeds an additional trigger for reconsidering the taking of public trust resources by immobile development as sea levels rise.

The Project is Unsafe

The proposed development would be located entirely seaward of a blufftop edge. This is an obviously hazardous location with no bluff edge setback. This is inconsistent with Coastal Act Section 30235, which prohibits unsafe development:

New development shall do all of the following:

(a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard

(b) Assure stability and structural integrity, and neither create nor contribute significantly

to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.(Coastal Act Section 30253)

The Marin County LCPs Shoreline Protection and Hazard Areas Policies 1 and 7, in addition to other land use and development policies; also clearly require that new structures are adequately setback from the Muir Beach Bluffs, as described on page 9 of the staff report. This project is not set back from the blufftop edge.

The Project Cannot Rely on Shoreline Armoring

The development proposed is on top of a bluff edge retreating at a very high rate of approximately 1 foot every two years. It will rely on existing shoreline armoring and planned shoreline armoring; including embedded concrete foundation piers and septic system protection piers. The foundation piers were designed specifically to stabilize and protect the project from erosion, and as the bluff erodes such structures will function as de-facto armoring.

The scenario of a new development relying on either existing or new armoring is not lawful under the Coastal Act, which allows for armoring under very limited criteria. Armoring — both in general and as it pertains to this project — has broad impacts on coastal access, recreation, coastal resources, sensitive habitat, scenic resources, that preclude shoreline armoring consistency with Coastal Act policies 30210, 30220, 30230, 30251, and especially 30253. Only Coastal Act Section 30235 provides a variance where armoring is accepted for existing development, which is not applicable in this proposal.

Project Denial Does Not Constitute a Private Property Takings

The denial of the proposed development would not result in a successful private property takings claim because the applicants were gifted the property and do not retain investment backed expectations for the development. Additionally, a private property owner must consider their property subject to underlying principles of state property law, including an appropriate assertion of the public trust. Given that the proposed property so clearly and intensely violates coastal access and recreation policies of the Coastal Act, a property owner cannot have any reasonable expectation of a right to occupy or impact trust lands.

If Approved, Special Conditions are Needed to Combat ‘Reverse Takings’

If a revised development proposal is approved, Special Conditions must define the life of the project. As sea levels rise, shoreline development cannot be considered permanent. Ultimately, development, including the shoreline protective devices that protect it in place, must move or be removed if public trust lands and the mandates of the Coastal Act are to be protected. Defining a regulatory life to development allows further opportunity for the Commission to determine a date for which development is no longer a beneficiary of statutory protection (§ 30235) and the public coastline can be reconsidered and returned to the public.

Sincerely,

Mandy Sackett
California Policy Coordinator
Surfrider Foundation

183 sunset Hearing.Groneman/ Sibbley hearing

Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Fri 2/3/2023 11:46 AM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

From: Thierry Lovato <thierrylovato@gmail.com>

Sent: Friday, February 3, 2023 11:36 AM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Subject: Re: 183 sunset Hearing.Groneman/ Sibbley hearing

To the California Coastal Commission,

I am a neighbor on Sunset way at 170 and right across the street from the proposed project at 183
I would like to object to both the original and the alternative project. I feel that the alternative project would have a bigger impact on the public view from Sunset way . I would also like to ask the coastal commission if this site would have been a buildable lot without the permitted lot merger which was approved by the county but not approved by the coastal Commission. I would also like to point out that I have serious concerns about bluff evaluation which would have a wider impact.

I like to thank the staff for doing a very thorough report and i hope the right decision will be made

Thank you

Thierry

510 504 3560

thierrylovato@gmail.com

Application No. A-2-MAR-21-0048 GRoneman/Sibley SFD, Muir Beach

Laura Van Amburgh <vanamburgh@me.com>

Fri 2/3/2023 4:09 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Cc: brettssibley@gmail.com <brettssibley@gmail.com>

California Coastal Commission members & Staff,

I live at 5 Sunset Way in Muir Beach and am aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). I support the project as approved by the County of Marin in 2021. I feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. I have followed this project over the past 4 years and are familiar with its details, I feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. I ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Sincerely,

Laura Van Amburgh

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Chris Vallee <valleechris@gmail.com>

Fri 2/3/2023 3:09 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Cc: Brett Sibley <brettsibley@gmail.com>; Graham Groneman <groneman4@gmail.com>

California Coastal Commission members & Staff,

I live at 20 Sunset Way in Muir Beach and am aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's interpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Thank you for considering my position on this matter.

Regards,
Chris Vallee

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

David Taylor <david@davidhtaylor.md.com>

Fri 2/3/2023 1:19 AM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

To California Coastal Commission Members and Staff:

I live at 1821 Shoreline Hwy, Muir Beach, CA. I am aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach).

I am a volunteer firefighter in Muir Beach and a Director on the Muir Beach Community Services District Board (CSD). Graham Groneman is a Battalion Chief in Marin County Fire and an essential part of our team here at the beach for fire protection and as a liaison with Marin County Fire, our partner agency.

Communities such as ours need to do everything possible to keep essential public servants such as Mr. Groneman and his family living here.

I have had the opportunity to review the plan and the story poles for the proposed new construction of a 2160sq ft single family residence, a 430sq ft garage and associated septic system for the Groneman residence. The project design and scope fits the size and style of the neighborhood and I am 100% in support of this project.

As a community leader I have followed with interest and concern the fate of this simple and ordinary home construction proposal as it has wended its way through a protracted series of reviews and hearings.

The adjacent 50 homeowners on Sunset Way are rightly concerned that the recommendations and findings of the Commission staff represent an existential threat to their ability to maintain or renovate their existing dwellings that are situated in an identical topographic area.

While the Muir Beach CSD has no relevant powers regarding development or enforcement many residents have voiced concerns about this matter at our meetings. We are alarmed on behalf of our neighbors and have shared our concerns with county leadership.

I have reviewed the Commission Staff report dated January 20, 2023 and was honestly appalled by the circular and ex post facto reasoning deployed by staff to retroactively undo the existing, well-documented and approved home construction plans and justify what is clearly a thinly veiled taking of a legitimate property right.

The whole premise that the concrete foundation of the home would be unauthorized coastal armoring is simply preposterous as no home ever has been permitted and constructed without safe foundations - just as no automobiles function without a set of tires. The dramatic and provocative tone used to describe the simple act of building a normal home on an ordinary street is inappropriate for an official government document.

Please let me know if you have any questions or if I can offer any further opinion or comments. I am not likely able to attend the hearing but want to very strongly endorse this project as an appropriate new home for this wonderful family. Thanks for your care and attention to this matter.

David

--

David H. Taylor, MD
1821 Shoreline Hwy
Muir Beach, CA 94965
415-747-0832

Fw: Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Fri 2/3/2023 2:44 PM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

From: Jes Sward <sward.jes@gmail.com>**Sent:** Friday, February 3, 2023 6:25 PM**To:** NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>**Cc:** brett@sibley@gmail.com <brett@sibley@gmail.com>; groneman4@gmail.com <groneman4@gmail.com>**Subject:** Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

California Coastal Commission members & Staff,

I live at 200 Pacific Way in Muir Beach and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Sincerely,
Jess Sward

Sent from my iPhone

Application No. A-2-MAR-21-0048 Groneman/ Sibley SFD, Muir Beach

Matthew Silva <mcsilva415@gmail.com>

Fri 2/3/2023 11:57 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

California Coastal Commission members and staff,

We live at 190 Sunset and have been following the progress of the Groneman project, (see application number above,) since its initiation. We are longtime regular contributors to a number of environmental organizations including The Nature Conservancy, The California Wilderness Coalition and the Center for Biological Diversity and rightfully considered by friends as anti-development curmudgeons. Nevertheless, we strongly support this project as approved by the County of Marin in 2021. It has become apparent to us that Coastal Commission Staff has committed several serious errors in their assessment of this project. From their misreading of plan heights and misapprehension of existing coastal armoring to their erroneous application of the term "bluff face," staff's recommendations are simply not based on facts. As such, their recommendations seem highly likely to lead the Coastal Commission down an expensive path of "takings" litigation.

Further, the project blends nicely with the visual character of the community and brings home a respected first responder to his lifelong neighborhood.

You would be wise to reconsider this position and approve this project as approved by the County.

Sincerely,

Matthew Silva and Lynda Grose, 190 Sunset Way, Muir Beach, CA

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Jackie Russell <jackieqrussell@gmail.com>

Fri 2/3/2023 4:20 PM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>;NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Cc: brettssibley@gmail.com <brettssibley@gmail.com>;groneman4@gmail.com <groneman4@gmail.com>
California Coastal Commission members & Staff,

I live at 20 Sunset Way in Muir Beach and am aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's interpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

I appreciate you considering my position regarding this matter.

Thank you,
Jacqueline Russell

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Rudnick, Jesse <JRudnick@marincounty.org>

Fri 2/3/2023 10:54 AM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>;&honora.montano@coastal.ca.gov
<&honora.montano@coastal.ca.gov>

Cc: brettssibley@gmail.com <brettssibley@gmail.com>;groneman4@gmail.com <groneman4@gmail.com>
California Coastal Commission members & Staff,

I live at and own 308 Pacific Way in Muir Beach and am aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Sincerely,
Jesse Rudnick

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Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

Groneman/Sibley Application

Don Piotter <dpiotter47@gmail.com>

Fri 2/3/2023 2:09 PM

To: Barbara Piotter <aufkirchen@gmail.com>; NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

To: California Coastal Commission (CCC)

Re: Coastal Permit Application Number: A-2-MAR-21-0048, Applicants: Graham Groneman and Brett Sibley, Property Address: 183 Sunset Way, Muir Beach, CA 94965

Dear California Coastal Commission:

This letter/email provides our strong support for approval of the applicants' *original* application to build a residence at 183 Sunset Way, which was previously approved by Marin County. My wife and I have lived in Muir Beach almost 15 years, since July 2008. We built a new residence there and went through the coastal review process and thus are familiar with the process currently being undertaken by Groneman/Sibley. The remainder of this letter provides our reasons, as people with experience in the coastal review process and as long time Muir Beach residents, that the Groneman/Sibley application, as previously approved by Marin County, should be approved by the CCC.

The reasons are as follows:

1. The CCC staff position is, in-general, disingenuous
2. The CCC staff position that the proposed structure is dangerous and that the applicants are constructing armaments to reduce the danger of erosion is incorrect
3. The CCC staff position is inconsistent with a statewide mandate to expand housing in the time of a housing affordability crisis
4. The CCC staff recommendation to approve the application but with heavy restrictions is an overtly manipulative effort to effectively kill the project but protect the CCC from a claim of "takings." It is constructively a takings that uses a technicality to escape the negative political and financial impacts of a court finding of takings

Each of these is discussed briefly below.

1. CCC Staff Position is Disingenuous: The CCC report effectively stops the construction of a residence on the site. There are approximately 30 existing structures on the downslope side of Sunset Way. The proposed residence is the only additional structure on the downslope side of the road. It is very likely the last property to be built downslope of Sunset because there are no other vacant lots in that zone. The subject property is not part of a new area of development that will pave the way for more development, but rather the last structure in a built-up area. It amounts to a three percent increase in the number of buildings on downslope Sunset. It is disingenuous to think that this tiny increase in the number of structures will somehow materially impact erosion, other dangers, sight lines or anything else. Let's be real – the new structure will be an almost imperceptible change in long established area.
2. CCC Staff Position that the Proposed Structure is Dangerous: The CCC staff assertion that the site is dangerous is inconsistent with actual experience and its own erosion calculations. We have lived in Muir Beach for 15 years and frequently walk along Sunset Way, Pacific Way below Sunset, and along the entire stretch of the beach. In that time there has been little noticeable erosion near the subject property. Per the CCC's own report erosion rate is very slow (inches per year). At that rate, the erosion would not affect the subject property for many many decades, invalidating "danger" as a reason to kill the project. Further CCC staff is defining the site as a bluff face rather than a bluff top. This appears to

be inconsistent with prior application of those definitions. Also, the CCC staff maintains that the proposed construction methods in the applicant's plan are "armoring" to protect the house from beach erosion and will actually accelerate erosion as it will change the hillside. As a couple that constructed a house in Muir Beach in 2008 (not near the beach) we used very similar pier, grade beam, and retaining wall construction. In California, it is standard to have pier and grade beam construction on any slope to anchor a structure to bedrock and for earthquake protection. Given the quite long distance of the proposed structure to the beach it not credible for staff to claim that the proposed piers, grade beams, and retaining walls are "armaments." It appears that staff is using the specter of "danger," new applications of the definitions bluff face and bluff top, and the definition of "armaments" to bolster their case. These arguments don't pass a reasonableness test. The proposed structure is far from the beach and is proposed to be built using commonly applied and proven slope side construction methods. It is in an area of many existing structures built to much lower construction standards that have no material erosion issues. The CCC staff position is far too conservative with respect to future danger.

3. CCC Staff Position is Inconsistent with a Statewide Housing Mandates: The State of California has taken action to increase housing stock in the state through SB6 and AB 2088. The CCC staff position is directly in opposition to the expansion of the housing stock. One could argue that there should be no new development near the coast, but that is just not practical. There are hundreds of California coastal communities that are not allowing any development in new areas (open land), but are allowing infill, reconstruction, and auxiliary units in existing built-up areas. The CCC is in this case not allowing construction in an existing built-up area. As described above, the staff's technical reasons to stop the project are disingenuous. Effectively, the staff's recommendation prevents a multi-generational Marin county family from living where they have always called home. The applicant Graham Groneman was raised in Muir Beach. His parents live there, just a few doors down from the proposed structure. Graham is a Marin County Fire Battalion Chief – a leader in the community. Brett Sibley was also raised in Marin with long-term and deep connections in Muir Beach. Their two children are steps from their grandparents. The CCC staff position effectively locks out the Groneman/Sibley family from establishing a long-term residence in Muir Beach. Staff could argue that Groneman/Sibley could buy a different residence in Muir Beach, but that is not correct. Completing the project will be materially less expensive than buying / renting on the open market. The CCC staff recommendation does not help a lifetime community leading first responder family. It hinders them. We should support our first responders. For safety reasons, we need them to live in our relatively remote coastal community. Please support them!

4. CCC "Conditional" Approval: The CCC staff recommendation allows construction of a 600 square foot residence. A 600 square foot residence is likely not practical for the Groneman/Sibley family of four and uneconomic for a third party to develop due to the cost of land relative to the small size of the structure. The CCC staff recommendation is effectively a means to stop the project entirely while protecting against a takings determination. The staff directly states that this is the case. Quote from staff report - "Thus, the project, as conditioned, is as consistent as possible with the certified Marin County LCP and the public access and recreation policies of the Coastal Act while avoiding a potential taking." This recommendation is not at all helpful to our first responders or the safety of our community.

In total, we are saddened to see CCC staff recommend action based on disingenuous interpretation of the facts and lacking regard for a family that are Marin County first responder leaders and multigenerational Marin and Muir Beach residents. In closing, we strongly recommend that the Groneman/Sibley original application be approved by CCC as it was previously approved by Marin County.

Sincerely,

Don and Barbara Piotter

Muir Beach, CA

--

Don Piotter

dpiotter47@gmail.com

415-218-9476

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

LAURIE PIEL <clarkpiel@aol.com>

Fri 2/3/2023 8:26 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

California Coastal Commission members & Staff,

As residents on the coast of California we appreciate all the Coastal Commission has done to keep our coast for future generations. You have a very important mission which we wholeheartedly support. However, we believe that the County of Marin correctly approved this home construction.

I live at 9 Starbuck, Muir Beach and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Thank you for your consideration,

Laurie Piel
9 Starbuck Dr.,
Muir Beach, CA 94965

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Garrett Paul <garrettnpaul@gmail.com>

Fri 2/3/2023 3:17 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Cc: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>; Jessica Stout Paul
<jessicastoutpaul@gmail.com>

California Coastal Commission members & Staff,

We live at 320 Pacific Way and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Best regards,
Garrett & Jessica Paul

Fwd: Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Yeshi Neumann <yeshineumann@gmail.com>

Fri 2/3/2023 3:17 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Cc: Brett Sibley <brettsibley@gmail.com>; Graham Groneman <groneman4@gmail.com>

California Coastal Commission Members & Staff,

I own and live at 195 Sunset Way in Muir Beach and am aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). I support the project as approved by the County of Marin in 2021. I believe the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. I have followed this project over the past 4 years and are familiar with its details. I think that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. I ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Sincerely,

Yeshi Neumann

183 sunset Hearing.Groneman/ Sibbley hearing

Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Fri 2/3/2023 11:46 AM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

From: Thierry Lovato <thierrylovato@gmail.com>

Sent: Friday, February 3, 2023 11:36 AM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Subject: Re: 183 sunset Hearing.Groneman/ Sibbley hearing

To the California Coastal Commission,

I am a neighbor on Sunset way at 170 and right across the street from the proposed project at 183
I would like to object to both the original and the alternative project. I feel that the alternative project would have a bigger impact on the public view from Sunset way . I would also like to ask the coastal commission if this site would have been a buildable lot without the permitted lot merger which was approved by the county but not approved by the coastal Commission. I would also like to point out that I have serious concerns about bluff evaluation which would have a wider impact.

I like to thank the staff for doing a very thorough report and i hope the right decision will be made

Thank you

Thierry

510 504 3560

thierrylovato@gmail.com

Header: Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

lindholdt@aol.com <lindholdt@aol.com>

Thu 2/2/2023 12:55 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>; groneman4@gmail.com <groneman4@gmail.com>

To: NorthCentralCoast@coastal.ca.gov & honora.montano@coastal.ca.gov

Header: Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

California Coastal Commission members & Staff,

I own family homes at 270 Pacific Way and 90 Sunset Way, Muir Beach, and am aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). I support the project as approved by the County of Marin in 2021. I feel the approved project fits the character of the community (which I have known all my life) and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. I have followed this project over the past 4 years and am familiar with its details, and have been familiar with the property, bluff, beach and community all my life. I feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff, which I am more familiar with than they are. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. I ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

My father bought a home in Muir Beach in 1941, and I lived there until he died, when I was 8 years old. I have climbed around the beach, rocks and bluff for over 50 years, and I know it very well. People often ask me what it was like growing up at the beach – expecting a description of an idyllic rural childhood. It wasn't a perfect childhood, though I have fond memories of climbing the hills, looking for mushrooms, and building roads and driftwood houses in the dunes. However, in my memory it was also cold, damp and isolated from the town kids I went to school with. We drove over the hill only when we had to, for school, work or shopping. Our old cars (1948 Pontiac) were less reliable and, with a six volt battery, the fog seemed thicker.

But we had a home. My father chose the beach because it had what he needed – a view of the ocean and ships (he had been a sailor in his younger days), fishing and a bar, the old Tavern. And the little, unheated, cheaply built fisherman's summer cottages were more affordable than real houses in town, \$2400 before the war (WWII that is). Struggling families could work on their own houses, whenever they could afford it, often using lumber that washed up on the beach (there was more coastal shipping back then). No one worried about government permits or regulations. We were a backwater little community and no one thought much about us anyway. It was not an easy life, but people could solve their own problems without interference. Including Ward Montague, who built the first sea wall below his property, using an old cement mixer, beach rocks and an understanding of the waves and the shoreline. And a very long extension cord.

In today's Marin County, with the new economy and regulations, my family would be in the homeless camp in Sausalito. In a different time the homeless there would be able to build their own homes and community. Using scrounged materials and American perseverance they could build the funky little rustic, working class cabins Marin was once known for. But they remain homeless, because the economy, their neighbors and the government keep them there. We need to have poor people because it makes us feel good, to give them crumbs and handouts. And it gives the government something to fuss about.

Reading about the "unbuildable" lots leads me to think of Gordon Mosteller. (Eric would remember him I'm sure.) Gordon bought one of the incredibly steep lots on Sunset, probably for \$1000 or less, since it was unbuildable? But Gordon was clever and built the house next to the Nortons, or the first incarnation of it. He also put in the first of the little trolley systems going up from the road. At first he didn't even have a motor for it; he had a long thick rope, tied to the bumper of his aging VW bug. Backing along Sunset the rope, through a system of pulleys, would pull his trolley and building materials up to his construction project. We seem to have lost that kind of initiative and innovation. Success now comes from manipulating the system, and the government, rather than finding creative solutions to real problems. The government agencies must find imaginary problems to justify their unending meetings and processing. When we talk about regulatory "taking", our American spirit and ingenuity are also being "taken."

Yes, you can prevent Graham and Brett from building their home – you have that autocratic power, or claim to at least. You seem, like Putin, to be able to define and extend your powers without restrictions. But that only lends credence to those who see an unyielding government bureaucracy that has turned against American values and people. Conspiracy theorists may be paranoid, but often the government only provides evidence for their distrust.

Don't make this a contest between government arrogance and populist paranoia. In the long run the conspiracy theorists may come out ahead. What is the point of voting when the real power centers aren't elected, and invent their own authority? Is it all just a charade?

Sincerely, and hopefully, yours,

George Christian Lindholdt

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

gabriel leis <gabrielmontana@me.com>

Fri 2/3/2023 9:10 AM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Cc: groneman4@gmail.com <groneman4@gmail.com>; Brett Sibley <brettsibley@gmail.com>; Lora Gale <loragale@icloud.com>

My partner Lora Gale and I, along with our two young children, live at 210 Sunset Way in Muir Beach. Just a couple houses over and on the opposite side of the street from the proposed Groneman new construction. As I did for the County design review stage of their process, I've had a chance to review their plans, see their story poles, and walk the property with the owners to gauge where the structure will lie and how it will affect our views, the neighborhood style, traffic patterns, and compatibility with the building site. I found it satisfied all these criteria and was thoughtful and modest in its design and styling.

We have also had the opportunity to review the Coastal Commission staff report and appeal for commission appeal No. A-2-MAR-21-0048. We disagree with staff findings, especially the language referring to the land as "bluff" and not the bedrock I know my home to be built on, and feel the report does not present an accurate and impartial assessment. We believe this plan conforms to the regulations in the Marin County Local Coastal Program and the planning approval by the County of Marin on May 27th was a valid and conforming action. We ask that the Commission find **NO SUBSTANTIAL ISSUE** and allow the Groneman Family to build their house.

Lastly, I'd like to address each of you as individuals and ask you to consider this from a more human and local angle. In an alternate and better world, there is a commission whose job it is to help a family like the Groneman's fulfill their modest dreams of building a home on their family land. Generational continuity is necessary to maintain a dynamic community, with a sense of its own history and a path forward for our younger generations. We're already under attack by the wildly expensive cost of living and the reduced inventory caused by rampant conversion of family homes to short-term rentals. What happens when families encounter too many obstacles, like the ones you are presenting, is that they leave, they just move away. Erosion of a people and community is just as real as erosion of soil, and this is how it happens. Graham is a Marin County Fire Battalion commander. Brett is a nurse and full time mom. These are the people you help, not harm, and if you can't help you certainly don't stand in the way. The County of Marin has already addressed this issue and found that the plan conforms to the Marin Coastal Program requirements, as well as the requirements of the California Coastal Act. Let's just leave it at that, and add in a thank you to the Groneman's for all of their years working as first responders and on the front lines of the health and safety sectors of our state.

Sincerely,

Gabriel Montana Leis and Lora Gale

Sent from me to you.

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

denise deniselaottpr.com <denise@deniselaottpr.com>

Fri 2/3/2023 4:36 PM

To: denise deniselaottpr.com <denise@deniselaottpr.com>;NorthCentralCoast@Coastal
<NorthCentralCoast@coastal.ca.gov>;Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Cc: Brett Sibley <brettsibley@gmail.com>

Dear California Coastal Commission members & Staff,

Our family lives at 5 Starbuck Drive in Muir Beach, CA. We understand that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We wanted to go on record to let you know that we support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is the staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Sincerely,

Denise Lamott and Aran Moore

(415) 235-6458

Fwd: Subject Line: Application No. A-2-MAR-21-0048 Groneman/Sibley

Charles <chas@zumin.com>

Fri 2/3/2023 3:46 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Cc: Brett Sibley <brettsibley@gmail.com>

California Coastal Commission members & Staff,

I live at 15 Starbuck Drive, Muir Beach CA and am aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach).

We support the project as approved by the County of Marin in 2021. I feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. I have followed this project over the past 4 years and are familiar with its details, I feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project.

The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. I ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Sincerely,

Charles Kingsbury

Application No,A-2-Mar-21-0048 Groneman/Sibley SFD, Muir Beach

Tayeko Kaufman <tayekosk@gmail.com>

Fri 2/3/2023 7:19 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Tayeko and Michael Kaufman
240 Sunset Way
Muir Beach, CA 94965
(415) 388-5018

California Coastal Commission members & Staff,

We have been following the Groneman/Sibley project (Application No, A-2-Mar-21-0048) and are in full support of this project. We are confused that the area below Sunset qualifies as a bluff which seems to be a major issue. When was this decided and who were the scientific agencies that participated in this decision. Please send us a copy of their findings and reports.

Having said that, The County has warranted that this project meets the necessary quildlines for this type of home to be built on this site. The placement of the home is perfect for the surrounding area and has broad community support because it does not block the view of the coastline and Big Beach which used to be one of the objections of the Coastal Commission for new homes or even fences. To have the house built right between 181 and 185 Sunset Way would take away one of the remaining views of the coastline for residents at the beach.

We look forward to a fair hearing for this project.

Best,

Michael and Tayeko Kaufman

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Wendy Johnson <wendydragon@gmail.com>

Fri 2/3/2023 2:53 PM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>;NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Cc: Brett Sibley <brettsibley@gmail.com>;Graham Groneman <Groneman4@gmail.com>

Dear California Coastal Commission Members & Staff,

My family and I live at 1795 Shoreline Highway in Muir Beach, California. We have been residents of the extended Muir Beach community since 1975. I serve as a lay Zen Buddhist minister and organic gardening mentor, with more than four decades of experience in the field of ecological agriculture.

For the past seven years our family has lived next door to Graham and Brett Groneman. We were present for the birth of their children, Charlie Graham and Hadley Groneman, a particular joy for us since we have known Graham and his parents since he was a young child growing up in this same community. Graham is an essential, awarded public safety hero honored for his service over the years by the California State Legislature, the U.S. Congress and the U.S.Coast Guard.

Brett Groneman is a licensed Physician Assistant, responsible for helping more than 20 Muir Beach elders secure COVID vaccination appointments. She also started a "Pandemic Preschool Program" for local Muir Beach children while continuing to be involved in numerous other community service projects.

I join my fellow residents in full support of this project as approved by Marin County in 2021.

The Muir Beach community needs to do everything in our power to make sure that young, essential public servants like Graham and Brett Groneman can live and raise their family here in Muir Beach. Please set aside this appeal at your hearing and welcome the next generation of dedicated environmental advocates to come home to Muir Beach and continue to protect and care for this ocean community that they love and know so well. Their presence is vital to the ongoing health and well-being of our heritage coastal community.

Sincerely yours,
Wendy Johnson Rudnick

--

Wendy Johnson

1795 Shoreline Highway

Muir Beach, CA 94965

415-497-5473

wendydragon@gmail.com

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Danny Hobson <marydaniel.hobson@gmail.com>

Fri 2/3/2023 10:55 AM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>;NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Cc: Brett Sibley Groneman <brettsibley@gmail.com>;Graham Groneman <Groneman4@gmail.com>

Dear California Coastal Commission members & Staff,

We live at 1815 Shoreline Hwy and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Sincerely,

Mary Daniel Hobson

Groneman Muir Beach project

Gail High <mtnjoy@jps.net>

Fri 2/3/2023 12:42 PM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Gail & Ken High, Jr

1010 Lake St

San Francisco, CA 94118

February 2, 2023

Dear Members of the Coastal Commission,

You have been entrusted with a critical and tough job, protecting our coast for future generations; we do so appreciate your work on this. I assume that you were each attracted to this job because of your passion for nature and our beautiful coastline. We applaud you for your intent, but we also realize that when one is passionate about something, it's easy to be so focused on one element of the situation, that you miss part of the whole picture.

As you well know, Muir Beach is a long-established community on our coast. I can completely understand the rationale of not letting coastal communities grow, expanding the amount of coastline they occupy. But it's unrealistic and incredibly unfair, to restrict the homes and empty lots that are already there. Graham & Brett are not asking to extend the boundaries of the community, only to fill in a space that does not yet have a building.

Graham's parents, Eric and Joey Groneman, have for decades owned and lived next door to the empty lot that Graham and Brett wish to build on; in fact, Eric (& of course, Graham), grew up at Muir Beach. Graham & Brett are not asking to extend the boundaries of the community, only to fill in a space that does not yet have a building on it. His parents had the foresight to buy the adjoining property with the expectation that that would increase the chance of keeping their family nearby. Graham is a member of our volunteer fire department and we'd like to keep him and his young family in our community.

One of the most dangerously weak elements of our society today is the lack of community and the breakdown of generations of families being able to live close enough to be supportive of each other and develop close ties. Joey and Eric are wanting to be able to help with their grandchildren and Graham and Brett want to be able to support and help Graham's aging parents. Property values in Muir Beach have risen enough that it's unlikely that a fireman could afford to buy another piece of property there nowadays.

As neighbors living only two houses away from them and having known this family for over 60 years, we plead with you to grant their permit which was approved by the county. I won't go into the many misconceptions or misunderstandings there are in your justification for denying their application but urge you to carefully review Graham's thorough and meticulous responses to your justifications for denial.

As an aside, my husband and I were completely shocked that you claim that the armature at the base of the cliff was not done with a permit. Mr. Ghilotti of Ghilotti Brothers told my husband, Ken High, that if he could get the six permits needed by the time of the upcoming low tide, that they would be able to do the work but said that he thought that it was highly unlikely that he would be able to get all those permits in such a short time. My husband has loved for years to tell people how he hand-carried the permit request papers to the different departments accomplishing it in time for Ghilotti Brothers to do the work. We have our copies of the permits to prove it.

Sincerely,

Ken and Gail High

187 Sunset Way

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Joey Groneman <joe Groneman@gmail.com>

Fri 2/3/2023 11:08 AM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Cc: Brett Sibley <brettsibley@gmail.com>; Graham Groneman <groneman4@gmail.com>

California Coastal Commission members & Staff,

We live at 181 Sunset Way in Muir Beach and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Sincerely,

Eric & Madeline Groneman

Sent from my iPhone

Fwd: Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Brad Eigsti <brad@imprintsgardens.com>

Fri 2/3/2023 9:48 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; honora.montano@coastal.ca <honora.montano@coastal.ca>

California Coastal Commission Members & Staff,

We live at [27 Starbuck Drive](#) in Muir Beach and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Sincerely,
Brad and Lisa Eigsti

--

Brad Eigsti

- For new projects - please do not send emails regarding new projects to this email.
- Please fill out our intake form [here](#) or mail info@imprintsgardens.com for quicker attention. thank you!

IMPRINTS
LANDSCAPE ARCHITECTURE

202 Rosemont Ave
Mill Valley, CA 94941
t 415 380 0755

www.imprintsgardens.com

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Alexis Chase <alexis.lea.chase@gmail.com>

Fri 2/3/2023 9:59 AM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>;NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Cc: Brett Sibley <brettsibley@gmail.com>;groneman4@gmail.com <groneman4@gmail.com>

California Coastal Commission members & Staff,

We live at 1855 Shoreline Highway in Muir Beach and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Best regards,
Alexis Chase

Application No. A-2-MAR-21-0048 Groneman/Sibley

Amadeo Banducci <abanducci1934@icloud.com>

Fri 2/3/2023 4:56 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Cc: brett@sibley@gmail.com <brett@sibley@gmail.com>

California Coastal Commission members & Staff,

I live at 1820 Shoreline Highway in Muir Beach and am aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). I support the project as approved by the County of Marin in 2021. I feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. I have followed this project over the past 4 years and am familiar with its details, I feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Sincerely,
Amadeo Banducci

Sent from my iPhone

Application No. A-2-MAR-21-0048 Groneman/Sibley

Angelina Banducci <angiebanducci@gmail.com>

Fri 2/3/2023 9:09 AM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Cc: Brett Sibley <brettsibley@gmail.com>

California Coastal Commission members & Staff,

We live at 1850 Shoreline Highway in Muir Beach and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Sincerely,
Angelina Banducci

Sent from my iPhone

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Kent Andrews <kentpembertona2157@gmail.com>

Fri 2/3/2023 9:38 AM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>;NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Cc: groneman4@gmail.com <groneman4@gmail.com>;brettsibley@gmail.com <brettsibley@gmail.com>
California Coastal Commission members & Staff,

We live at 220 Sunset Way, Muir Beach, and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach).

We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures.

We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Sincerely,

Bethany Villere & Kent Andrews
220 Sunset Way, Muir Beach, CA 94965

Comments about the CA Coastal Commission itself and the Groneman and Sibley application for a home at Muir Beach, CA

John Lavine <JohnLavine@StrategicMediaGroup.com>

Thu 2/2/2023 3:32 PM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>; NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Dear California Coastal Commission,

This letter is about the application to build a home by Graham Groneman and Brett Sibley at 183 Sunset Way, Muir Beach, Ca, but it is more than that. It is also about two related topics that will impact the credibility of the Coastal Commission itself.

Let us summarize our concerns with three points:

1. Having read and reviewed the materials for this application, it is clear that the information you received is inaccurate and misleading. *If you make a decision based on that data, you will undermine the Commission's credibility and public trust, not just in this instance but in every future decision you make.*
2. The proposal before you has not presented a prudent, let alone a wise, reason to change the bluff definition. And changing that definition will do immense harm to our Muir Beach community.
3. Finally, the house Groneman and Sibley seek to build deserves your approval. It warrants it on its own, but also because of the two points above. Taken together, turning down this application would be a grievous mistake.

Sincerely,
John and Meryl Lavine
109 Sunset Way
Muir Beach, CA.

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Heidi Stubler Brown <stubler.heidi@gmail.com>

Thu 2/2/2023 11:40 AM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>;NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Dear California Coastal Commission Members & Staff,

We live at 43 Starbuck Drive (Muir Beach) and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details. We feel that the staff report that has been presented to the commission misrepresents certain facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. We ask that you please reconsider this position, and approve the Groneman home as approved by the County of Marin.

Thank you,

Heidi Stubler

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Tim Hamilton <tim@whk-law.com>

Tue 1/31/2023 11:05 AM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>; NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

California Coastal Commission members & Staff,

I live at 1 Seacape Drive, Muir Beach, CA. I have lived in Muir Beach for nine years and West Marin for fifteen years.

I understand that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). I strongly support the project as approved by the County of Marin in 2021. I believe this project, as approved, fits the unique character of our community. I am familiar with how the home is planned to be placed on the property in a way that allows the home to blend into the existing community by being slightly offset from the existing structures. I have followed this project and I am familiar with its details. I am convinced that the staff report presented to The Commission significantly misrepresents the facts of this project and the existing law governing it. It is clear that the Groneman/Sibley project bluff location is based on the bluff definition in the Coastal Act. and the erosion rate is based on the absence of armoring and is consistent with current OPC sea level rise guidelines. Their erosion rate is actually greater and more conservative than the CCC's staff geologist. This is one of many issues that have been intentionally twisted by staff to support an agenda against the West Marin Communities that is not supported by law. If The Commission takes these steps against this otherwise lawful project, it will be a malicious taking that will affect homeowners throughout West Marin. The staff interpretation is not consistent with the definition or past commission actions in this area. I strongly urge you to reconsider this position and approve the Groneman home as lawfully approved by the County of Marin.

Timothy M. Hamilton | Attorney

WALKER, HAMILTON & KEARNS LLP

50 Francisco Street, Suite 460 | San Francisco, CA 94133

Tel. (415) 986-3339 | Fax: (415) 986-1618

Email: tim@whk-law.com / Website: www.whk-law.com

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Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Kate Somers <katesomers@kasarts.com>

Tue 1/31/2023 2:02 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

California Coastal Commission members & Staff:

We live at 285 Sunset Way in Muir Beach and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We continue to support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

The Groneman family has been here for generations and is an integral part of the Muir Beach community. What a terrible shame it would be if this good family were denied on the basis of incomplete, inadequately presented material.

Thank you for your attention.

Kate and Stephen Somers
285 Sunset Way
Muir Beach, CA 94965

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Suzanne Bender-Van Spyk <svanspyk@yahoo.com>

Tue 1/31/2023 12:32 PM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>;NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Cc: Scott Bender <swbender@hotmail.com>

To the California Coastal Commission members & Staff,

We live at 55 Starbuck Drive in Muir Beach and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details. Given this background knowledge, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is the staff's misinterpretation of the bluff. That interpretation is neither consistent with the current definition nor past commission actions in this area. This placement significantly impacts part of this existing community. As such, we respectfully ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Thank you,
Suzanne Bender-Van Spyk & Scott Bender

Groneman/Sibley Application No. A-2-MAR-21-0048 SFD

saltydogfitz@yahoo.com <saltydogfitz@yahoo.com>

Tue 1/31/2023 10:50 AM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Dear California Coastal Commission Members & Staff,

Thank you for your devotion to protecting our precious environment...

We live on Sunset Way in Muir Beach, near the proposed project site, and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures.

Additionally, the proposed owner/inhabitant grew up in this small community and is a Firefighter for the County. He defends our natural resources every day, and has devoted his life to helping people and improving public safety. It is important that affordable housing be allowed for our front line defenders and first responders to live nearby. Please allow this property to be developed as approved by the County of Marin; the proposed owner/inhabitants are stewards and protectors of our natural resources, just like you. We believe the County of Marin acted reasonably in their assessment of the proposed development, and hope that you will ultimately agree.

Thanks for your consideration of this matter and service to our environment,
Dan and Darcy Fitzpatrick

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Lori Barnhill <loribarnhill18@gmail.com>

Tue 1/31/2023 6:56 AM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

California Coastal Commission members & Staff,

We live at 60 Starbuck Drive in Muir Beach and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Thank you,
Lori Barnhill and John Gainor

Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

misti norton <mistimnorton@gmail.com>

Tue 1/31/2023 12:56 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

California Coastal Commission members & Staff,

We live at 320 Sunset Way and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We are in favor of this project.

We need more housing in Marin, houses actually lived in with young families with ties to community and schools. We have so many homes purchased by trust-fund turkeys that sit empty 95% + of the year without regulating or restriction however a second generation of working-class Muir Beach natives is quickly denied building a house to raise the third generation and this just feels wrong.

In the past years we have witnessed a house we call "the strip mall" a 5,000 SQ FT built with environmentally horrific concrete and a full-size pool creating a carbon foot print equal to the carbon footprint of lifetimes of thousands of people however, this project sailed right through the coastal commission and why? Because owners are beyond rich attorneys. And, another example was the denial of a simple remodel (based on untrue bogus reason) because attorney neighbors didn't want to be inconvenienced by construction noise. The project was approved by building department and coastal commission but after neighbor threat of lawsuit the coastal commission reversed approval. The second example was home to a fulltime community member so sickened by mistreatment he sold the home now the house sits empty because it's a second home and after 5 + years we have yet to see occupied one day!

It appears to me the coastal commission has the power to approve or deny so we would greatly appreciate you approving this home construction promoting full-time residents at Muir Beach. The family consists of a fireman and healthcare provider with two young children. Children that want to be close to neighboring Grandparents and raised where their Dad was born and raised.

Thank you in advance,

Mist Norton

Fw: Groneman application

NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Fri 2/3/2023 2:46 PM

To: Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

From: gary Friedman <garyfriedman@gmail.com>

Sent: Tuesday, January 31, 2023 6:40 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Groneman application

To: NorthCentralCoast@coastal.ca.gov & honora.montano@coastal.ca.gov

Header: Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

California Coastal Commission members & Staff,

We live at 175 Sunset Way, Muir Beach and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support the project as approved by the County of Marin in 2021. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures. We have followed this project over the past 4 years and are familiar with its details, we feel that the staff report that has been presented to the commission significantly misrepresents the facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We ask that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Very truly yours,
Gary Friedman

MediationLaw Offices
Center for Understanding in Conflict/Center for Mediation in Law
34 Forrest Street
Mill Valley, CA 94941

tel: (415) 272-0220

fax: (415) 383-4946

e-mail: garyfriedman@gmail.com

website: www.understandinginconflict.org

Header: Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach

Susannah Kennedy <skennedyca1@gmail.com>

Tue 1/31/2023 8:00 AM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>

Cc: groneman4@gmail.com <groneman4@gmail.com>; brettssibley@gmail.com <brettssibley@gmail.com>

California Coastal Commission members & Staff,

We live at 130 Sunset Way and are aware that you will be reviewing the Groneman project (Application No. A-2-MAR-21-0048 Groneman/Sibley SFD, Muir Beach). We support their project as long as no ocean views from neighbors on Sunset are blocked. Their house will be nestled into the hill in such a way that there will be no problem there. We feel the approved project fits the character of the community and is placed on a location of the property that accounts for a long life of the home and allows the home to blend into the existing community by being slightly offset from the existing structures.

Graham and Brett are important members of our community, with a multigenerational family history here and young children. They contribute to the cohesion of Muir Beach, and we absolutely want them to be able to remain here.

We feel that the staff report that has been presented to the commission significantly misrepresents some facts of this project. The fundamental issue is staff's misinterpretation of the bluff. Their interpretation is not consistent with the definition or past commission actions in this area. This placement significantly impacts part of this existing community. We urge that you reconsider this position and approve the Groneman home as approved by the County of Marin.

Susannah Kennedy and Klaus Poppensieker
130 Sunset Way
Muir Beach, CA 94965