

## STINSON BEACH VILLAGE ASSOCIATION AGENDA

**August 1, 2015 at 10:00 A.M.  
Stinson Beach Community Chapel**

*The SBVA acts as a steward of the Stinson Beach Community Plan, serves as a conduit for information, and advocates on behalf of the community to support the rural atmosphere of the Village. The SBVA provides a forum to promote communication regarding county, state, and federal regulations that affect all areas of the Village, including the commercial area, the hill, Panoramic, the Calles, the Patios, and Seadrift.*

Minutes can be read at the Stinson Beach Library or online at  
[www.stinsonbeachvillage.com](http://www.stinsonbeachvillage.com)

- I. Call to Order
- II. Approval of minutes from June 6, 2015
- III. Treasurer's Report
  
- IV. Old Business:
  - A. Shoulder Widening along Highway 1 into town
  - B. Stinson Beach Disaster Plan
  
- V. New Business:
  - A. Presentation to the SBVA membership of proposed amendments to the SBVA Bylaws that will be discussed and voted upon at the September SBVA meeting.
  
- VI. Community Reports
  - A. GGNRA, Tamalpais District
  - B. Bolinas Lagoon Advisory Committee
  - C. Friends of Bolinas Stinson Beach Libraries
  - D. Bolinas---Stinson Union School District
  - E. Stinson Beach Preschool
  - F. CSA 33---Village Green 1 & 2
  - G. Seadrift Association
  - H. Stinson Beach Community Center
  - I. Stinson Beach Disaster Council, Fire Protection
    - 1. Volunteer Ambulance Corps and Fire Department
  - J. Stinson Beach Historical Society
  - K. Stinson Beach Medical Center
  - L. Stinson Beach Water District
  - M. Flood Advisory Board
  - N. Stinson Beach Community Church
  - O. West Marin Senior Services
  
- VII. Committee Reports
  - A. Standing
    - 1. Traffic

**2. Flood Mitigation**

**3. Compliance Review**

- a. Hjorth (Wilson) - vacant lot, update on permit .
- b. Carrigan Coastal Permit (2014-0348) 7 Calle Del Onda  
Project to merge three properties creating a 25998 square foot lot and build a 747 square foot, one-story addition resulting in a 9.4% floor area ratio.
- c. Rosenlund- Coastal Permit-275 Belvedere Ave. (2015-0037) Michael Mitchell, architect. New construction to build a 1,116 square foot single family residence with a 28% FAR on a 4,027 square foot lot. Residence would reach a maximum height of 25 feet. Jocelyn Drake, Planner. Review of DZA hearing on 6/11/15.
- f. Schow Coastal Permit (CP 15-20), Design Review (DR 15-65) and Variance (VR 15-5)-150 Seadrift Road, Steve Wisenbaker, architect. Proposed demolition of a 2,354 square foot home to be increased to a new 3,206 square foot, two story residence; 25 feet easterly front line; 6 feet from north and south set back; 0 feet from rear setback; raised deck on front portion; raised deck on rear portion; 37.6 feet NAVD and 24.3 feet above natural grade. The height exceeds the County's height limit of 33 feet. Review of DZA hearing scheduled on 6/25/15.
- g. Howarth Coastal Permit-25 Lincoln Ave. (15-0222) (Parcel 195-174-23), John Windner, architect. Demolish existing structure and construct a 2,068 square foot single- family residence on a 7,069 square foot property with a 29.2% FAR. Proposed height is 25 feet above natural grade with setbacks as follows: 3 feet from northern property line, 2 feet 6 inches from western side, 12 feet 3 inches from eastern side, and 36 feet from southern property line.

**B. Ad Hoc**

- 1. Keep the Beach Clean
- 2. Local Coastal Plan Amendments
- 3. Ad hoc Committee to Recommend Bylaw Amendments

**C. Advisory committee to address sea level rise**

**VIII. For the Good of the Order**