

# **STINSON BEACH VILLAGE ASSOCIATION AGENDA**

**December 5, 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 online at [www.stinsonbeachvillage.com](http://www.stinsonbeachvillage.com)

**I. Call to Order**

**II. Approval of minutes from November 5, 2015**

**III. Treasurer's Report**

**IV. Old Business:**

- A. Shoulder Widening along Highway 1 into town**
- B. Stinson Beach Disaster Plan**
- C. Discussion of C-Smart Community Meeting of 11/14/15**
- D. GGNRA's Flood Control Plan for the berm in the north parking lot and the septic wastewater system**
- E. Filing of Appeal to the CCC regarding the Schow project (See Compliance Reports)**

**V. New Business:**

**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. Traffic
- B. Flood Mitigation
- C. Compliance Review
  - 1. Hjorth (Wilson) – vacant lot, BOS hearing 11/17/15.
  - 2. 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.
  - 3. 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. Project update 11/17/15
  - 4. 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.
  - 5. MacKinnon Coastal Permit-17 Calle del Sierra (15-0234 (Parcel 195-163-17) Applicant Dave Jochum. Remodel of an existing 1,326 sq. ft. single-family residence by constructing two new additions: 72 sq. Ft. on the lower, front portion of the residence and 33 sq. ft. on the upper, rear portion of the residence. The entire structure will be raised to bring the residence into compliance with current FEMA base flood elevation regulations. The current structure is 20'11". The proposed maximum height is 25' with the following setbacks: 37.5' from the westerly property line, 1.3' from the northerly side property line, 3.4' from the southerly side property line, and 1.3' from the easterly rear building setback line. The project would result in 1,431 sq. ft. of building area, all of which constitutes floor area, to a FAR of 60% on the 2,400 sq.ft. lot. Site improvements include a new septic system and new landscaping in the front yard.
  - 6. Hancock Coastal Permit-6976 Panoramic Hwy. (CP-15-24) (Parcel 195-233-09) Applicant: Mike Mitchell, architect. Construct new 3,651 sq. ft. residence with 528 sq. ft. garage. Existing "barrel" house to remain. Update on DZA hearing of 9/24/15. Planner: Jocelyn Drake.
  - 7. Brian Johnson Coastal Permit-21 Calle del Onda (CP-2015-0271) (Parcel 195-162-49) Applicant Craig Nunes. Planner: Scoble-Consultation
- D. Keep the Beach Clean
- E. Local Coastal Plan Amendments
- F. Advisory committee to address sea level rise

## VIII. For the Good of the Order