

## STINSON BEACH VILLAGE ASSOCIATION AGENDA

**June 6, 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 May 2, 2015
- III. Treasurer's Report
  
- IV. Old Business:
  - A. Shoulder Widening along Highway 1 into town
  
- V. New Business:
  - A. Membership to vote on cancelling the July SBVA meeting due to the July 4 holiday and scheduling the next meeting for August 1, 2015.
- 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-Discussion of Meeting held on Feb 19
  - 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, BOS has given conditional approval because the Coastal Commission has not responded by 5/12/15. However the applicants for the appeal have requested a continuance of the public hearing until the amendments to the LCP are approved by the California Coastal Commission with the public hearing TBD.**
  - 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. DZA hearing scheduled for 6/11/15 at 9:00 am.**
  - 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. DZA hearing scheduled for 6/25/15 at 9:00 am.**
- 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**