

# **STINSON BEACH VILLAGE ASSOCIATION AGENDA**

**November 7, 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 October 3, 2015
- III. Treasurer's Report
  
- IV. Old Business:
  - A. Shoulder Widening along Highway 1 into town
  - B. Stinson Beach Disaster Plan
  - C. Discussion regarding Community Development Agency's enforcement by the CCC of the LCP Unit 1 prohibition of development in the Easkoot Creek Flood Plain
  - 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
  
- V. New Business:
  - A. Members to vote on conditional approval of an unbudgeted expense: SBVA web site upgrade
  - B. Create the committee to nominate candidates for the election of SBVA Directors' and Officers at the Annual Meeting, February 6, 2016.
  
- 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, project placed on hold.**
  - 2. 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. (See Old Business)**
  - 3. 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.**
  - 4. 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. Approval requires abandonment of sewer connection to existing barrel house. Planner: Jocelyn Drake.**
- 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**