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June 20, 2013

Mr. Curtis Havel  
Senior Planner  
Community Development Agency Planning Division  
County of Marin  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903-4157

Dear Mr. Havel,

The Stinson Beach Village Association (SBVA) wishes to respond to your Planning Referral Transmittal, dated June 10, 2013, with respect to an application by Vita Strauss and Carmen Anderson to operate a mobile food facility (food truck) at a lot described by the applicants as 15 Calle del Mar, Assessor's Parcel Number 195-192-07 (the 2013 proposal). The SBVA has created in 1976 to monitor The Stinson Beach Community Plan (SBCP), approved in that year by the Board of Supervisors, revised in 1985, and amended in 2006. Further, the SBVA serves as an informational forum to all constituencies within the village with respect to the SBCP as well as the Countywide Plan, the Local Coastal Plan (LCP), and the Coastal Act.

In April-May 2012 a substantially identical proposal (the 2012 proposal) to that cited above was presented to the SBVA, which held a special meeting on April 16, 2012 to review the issues. The SBVA adopted the following resolution at that meeting:

"Within the boundaries of the Stinson Beach Village, the Stinson Beach Village Association recommends prohibition of the operation of any mobile commissary and/or take-out establishment as defined by the LCP and the Community Plan (SBCP)."

The SBVA then wrote to Supervisor Steve Kinsey on April 26, 2012 (copy attached) requesting:

“...that Marin County establish a policy to regulate permits issued to mobile commissaries and create a “no vend zone” within the confines of Stinson Beach.”

Thomas Lai, the Assistant Director of the Marin County Development Agency, responded on May 2, 2012 with a letter outlining the uses permitted under the present Coastal Village Commercial Residential (C-VC-R) zoning.

The 2012 proposal languished and was not acted upon. At the SBVA hearing on April 16, 2012, community residents and business owners voiced numerous points of view, which were included in the SBVA minutes and posted on its website. With respect to the SBVA’s charter and the SBCP plan, the sense of the meeting and the intent of the directors’ unanimous vote was that a food truck is not in conformance with “the rural atmosphere and individualistic character of the town [which] must be preserved as a prime consideration.”

The SBVA is in opposition to the 2013 food truck proposal for the following reasons:

- The location of the food truck will not be on Calle del Mar, as the applicants state, but will front Highway 1 with proposed signage on Highway 1 (which will require a County permit). This creates the potential of traffic tie-ups as beachgoers exit the GGNRA parking lot and turn into the library lot, looking for parking. This creates a traffic safety issue.
- The food truck would be sited in a small corner of the parcel, fronting on Highway 1. It would sit astride a driveway easement and be adjacent to an 8-space parking area, which is for the exclusive use of the Stinson Beach Library and is on property leased from the Library Improvement Society and a private owner. Food truck patrons would naturally be drawn to park on library property, and to use the library’s rest room, overtaxing a septic system not designed for that volume of use. The food truck plan suggests the possibility of parking to the rear of parcel 195-12-07, in a grassy area. However access to such parking is (a) counter-intuitive, (b) governed by an easement held by the library’s property owners, and (c) involves driving across piping and a leach field for an adjacent building owned by the applicant’s property owner. The presence of a food truck in this location would place an undue burden on the library.
- The SBCP states, under its Land Use Goals and Policies, Section E, page 33: “Within the downtown C-VC-R Zone District, no major new visitor-serving uses shall be encouraged. Franchised establishments and others which purvey fast foods or take-out foods and which create litter or traffic problems are strongly discouraged.”
- The applicants have indicated they will install a semi-permanent porta-potty, behind a fence and obscured by a proposed dumpster. Presumably they are

aware that such a proposal requires a permit from the Stinson Beach Water District. Stinson Beach is currently served by three-plus food take-out facilities, all of which are housed in buildings that conform to Zoning Code 22.57.1251 #1-3, the last states "All new uses and structures shall be subject to design review, as provided by Chapter 22.821." At least two of these facilities, while within the zoning code, do contribute to traffic and parking congestion, as well as to litter from take-out (which becomes the County's burden to collect and dispose).

- The applicants' plan indicates that supplemental parking (a misnomer since there is no onsite parking indicated in the application) will be available adjacent to the Post Office and another food take-out establishment, The Lunch Box, which is also a tenant of the proposed applicants' property owner, and whose establishment abuts the property to be used by the applicant. This raises three points: (1) access to the proposed "supplemental" parking is not obvious (being around a corner and off Calle del Mar, perpendicular to Highway 1) and is already tightly congested in peak lunch hours; (2) should two take-outs be encouraged within 100 feet of one another, using shared parking?; and (3) the majority of those spaces have already been designated by the same property owner for use by his other tenants' patrons, including the post office, a cleaning service, and the Lunch Box, as required by its use permit.
- The applicants have not indicated whether the property owner, the Hasler Family Trust, accepted restrictions of use on the property, which it acquired in 1997; no title search has been provided.
- Please also note that the application is deficient: the applicant lists an incomplete address in Oakland, California.

In conclusion, the SBVA wishes to comment that it is not opposed to free enterprise, nor to providing attractive services to Stinson Beach residents and visitors. In this case, however, its over-riding concern is the likely negative impact of this food truck in its proposed location to the community's character as well as to the public's access to and use of the library, which is a jewel in Marin County's library system.

Sincerely,

The Stinson Beach Village Association Board  
Mike Matthews, Lawrence M. Crutcher, Terry Gordon, Sam Matthews, Chris Ruppe,  
Terry Bryant, Don Anderson