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August 9, 2011

California Coastal Commission
North Central Coast District
45 Fremont, Suite 2000
San Francisco, California 94105-2219

Re: CP 10-42 Stinson Beach Cabin, LLC
#6 Francisco Patio, Stinson Beach

To whom it may concern:

The Stinson Beach Village Association remains steadfast in their opposition to the building of the above-referenced property and requests a continuance of the appeal brought by Rosenlund, et al. The SBVA strongly believes that both the County Planners and the Coastal Commission have ignored the SBVA's repeated objections to this project as well as the building of #4 Francisco Patio, because neither project supports the Stinson Beach Community Plan, a plan that has been nullified essentially by the Coastal Commission in their report dated July 28, 2011 (Appeal A-2-MAR-11-027). Furthermore, The SBVA believes that their position needs to be clarified.

1) Regarding Project ID # 10-0154, the Stinson Beach Cabin Coastal Permit and Design Review DZA Staff Report dated December 16, 2010, Page 3, states that the "Stinson Beach Village Association "did not raise any major problems with the project". Two letters (see attached) from the SBVA addressed to Ms. Lorene Jackson and written prior to this report (one dated April 10, 2009, the other dated December 7, 2010) represent clearly the historical consistency of the Association's opposition to these projects from inception.

2) The SBVA has stated repeatedly that this project does not support the Community Plan, a plan that by long association has also been considered to be the Village's Local Coastal Plan. However, in the memo from Charles Lester, North Central Coast District Director, to the Coastal Commissioners dated July 28, 2011, the following was written: "The Local Coastal Act section 30625 (b) requires the Commission to hear an appeal unless it determines that no substantial issue exists with respect to the grounds on which the appeal has been filed...the appeal raises no substantial issue of conformance with the LCP as follows. First, claim 1 raises no substantial issue of conformity with the LCP because the Stinson Beach Village Plan is not part of the certified LCP..."

Please refer also to Status of LCPs, Part 2, North Central Coast District, Actions through June 30, 2010. In the section regarding Northern Marin, section c. Comprehensive Update it is written: "In November 2007, the County adopted an update of the Countywide General Plan which will help guide update of the LCP. The County is in the process of

updating its Local Coastal Program (LCP). Local workshops and hearings are being held and a public review draft of the LCP is expected in Spring 2011.” Section 3 begins as follows: “Area of Deferred Certification: a. Calle del Arroyo Lots ADC. This ADC was created on June 3, 1981, and includes 24 parcels totaling 3 ½ acres on the north side of Calle del Arroyo, adjacent to Bolinas Lagoon at Stinson Beach. The principal issues are the question of build out on ten vacant parcels and their inadequacy in size of individual septic systems while maintaining a 100’ protective setback from the Bolinas Lagoon edge. These issues remain unresolved. The County has not begun work on the LCP for this area and has given it a low priority, hoping that the land will be bought by some agency. No change in status has occurred since the last report.” (See attached)

The SBVA has made numerous inquiries over the years regarding a current LCP and has been told to follow the guidelines in the Stinson Beach Community Plan, a plan that is accepted as part of the Countywide General Plan that is supposed to be a guide for the LCP. Obviously, in reading the above excerpt from the June 30, 2010 status of LCPs, Stinson Beach has “low priority” status in areas adjacent to #6 Francisco Patio. While the SBVA recognizes that changes to the LCP are imminent, until the new plan goes into force the Stinson Beach Community Plan should be, and has been, the accepted “go-to” document of rules and regulations for permit purposes in Stinson Beach and should not be eliminated, ignored or nullified.

3) Referring to the SBVA letter dated May 31, 2011 to the California Coastal Commission (copy attached), both #4 and #6 Francisco Patio set a dangerous precedent for future building not only in Stinson Beach but in other coastal communities as well. Allowing houses to be built on what Supervisor Steve Kinsey refers to as “postage stamp lots” in the Calles and Patios, stresses further traffic, safety, sanitary and environmental issues: both emergency and sanitary trucks are already finding it difficult to traverse safely down the roads because of over-crowding and illegally parked vehicles. Furthermore, how can the Coastal Commission remain unresolved on issues on one side of Calle del Arroyo but not on the other?

The Stinson Beach Village Association believes that the Rosenlund, et al. appeal does raise a substantial issue of conformity with the LCP. The SBVA requests a continuance of the appeal so that the Coastal Commission can 1) reconsider their position on this project, 2) review the Stinson Beach Community Plan as it pertains both to the Countywide General Plan and, by long association, the recognized local coastal plan, and 3) make the Village of Stinson Beach a high- priority status and show consistency in all rulings regarding building projects both present and future.

Very Truly Yours,

Stinson Beach Village Association
Don Anderson, Lead Coordinator

Enclosures:

SBVA letter to Ms. Lorene Jackson of April 10, 2009

SBVA letter to Ms. Lorene Jackson of December 7, 2010

Charles Lester memo of July 28, 2011, page 2

Status of LCP's, Part 2...Actions through June 30, 2010, page 3

SBVA letter to the CCC of May 31, 2011