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May 16, 2014

Mr. Scott Greeley, Planner
County of Marin Community Development Agency
Planning Division
3501 Civic Center Drive, Suite 308
San Rafael, Ca. 94903-4157

Subject: Project 13-0108
Parcel 195-142-20
350 Calle del Mar, Stinson Beach

Dear Mr. Greeley,

The Stinson Beach Village Association has had a number of public meetings where the applicant has presented her plans and the neighbors have expressed their opinions regarding this project. In response to neighbors' concerns it was our understanding that the applicant made some changes to the plans. However, neither the applicant nor the neighbors attended the SBVA Meeting held on May 3, 2014 for further hearing and discussion, even though this project was listed as an agenda item. Furthermore, we understand from an e-mail submitted to the SBVA from one of the neighbors that controversy continues to exist regarding the applicant's latest revisions. (See SBVA Minutes, May 3, 2014).

The Stinson Beach Village Association cannot comment further on this project other than to reiterate that we are stewards of the Stinson Beach Community Plan; as such, it is our duty to review all proposed new construction to see if it is in accord with the guidelines of the Community Plan and that the rural atmosphere of the village be preserved. More specifically, the Community Plan values respect for neighbors' privacy and efforts to reduce both light pollution and the bulk and mass of structures. We understand that neighbors continue to have concern about all of these issues.

On our part, we recognize that there is a tension between the applicant's desire to use her land to build a conforming structure, and the neighbors' desire to minimize the impact of the structure on their own enjoyment of their homes. We understand that the applicant has made some effort to lower the proposed structure and to eliminate certain lines of sight between the houses. We defer to the CDA for its analysis of whether these efforts are sufficient to address neighbors' concerns.

Very truly yours,

Michael Matthews
Compliance Committee Chair
Stinson Beach Village Association

Stinson Beach Village Association Board
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Terry Gordon
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