

STINSON BEACH VILLAGE ASSOCIATION

July 13, 2013
Stinson Beach Chapel

The SBVA acts as a steward of the Stinson Beach Community Plan, is a conduit for information and advocates on behalf of the community, supports the rural atmosphere of the Village, and is a forum to promote communication regarding county, federal, and state regulations that affect all areas of the Village (including the commercial area, Seadrift, the Calles, and the Hill).

**Minutes can be read at the Stinson Beach Library, or
Online at www.stinsonbeachvillage.com**

- I. **Call to Order:** The SBVA monthly meeting was called to order by Mike Matthews at 10:00 a.m. in the Stinson Beach Chapel. Board Members in attendance were: Mike Matthews, Larry Crutcher, Terry Gordon, Chris Ruppe, and Sam Matthews and Terry Bryant. **(Quorum was met).**
- II. **Acceptance of Minutes:** Minutes for the June 1, 2013 Meeting were approved by email by the SBVA Board Members and are posted on the SBVA's website.
- III. **Treasurer's Report:** Sam Matthews gave the report. The cash balance as of June 1, was \$7,998.75. There were disbursements of \$307.75, interest income of \$.03, leaving a Cash balance as of June 30, of \$7,272.48. The SBVA filed their E-statement with the State of California and the Internal Revenue Service. The SBVA received notification that the cost of the Director's and Officer's Liability policy may increase by as much as 35% (due to a new rating structure filed with the California Department of Insurance this year). The SBVA will explore the possibility of replacing the D & O with a new insurance carrier. **(Treasurer's Report Attached to Original Minutes)**
- IV. **New Business:**
 1. **Crawford-Henson Lot Line Adjustment (1 Avenida Farralone and 5 Farralone):** It appears that this planned 1300 square foot lot line adjustment between approximately two 20,000 square foot properties is non-controversial and the SBVA Board decided not to send any written comments to the Marin County Planning Department.
 2. **Formation of a Stakeholder Advisory Committee to address sea level rise:** The public has been invited to participate and become a stakeholder in the grant application process in order to research the ramifications of the future rise in sea levels. Mike Matthews suggested that the SBVA form an Ad Hoc Committee to further study the subject. Larry Crutcher volunteered to be the head of this ad hoc committee. If any one in the community is interested in serving on this committee, please contact Mike Matthews. Pam Lichtenwalner volunteered from the audience to be a member of that committee.
- V. **Old Business:**
 1. **Multi-use path through Stinson Beach update:** Jamie Sutton sent Mike Matthews an e-mail stating that he is still working on a few details. Mike will follow up with him in the next few weeks.
 2. **174 Seadrift Road Building Plan:** The County Planning Commission will conduct a hearing on this project to be held at the Civic Center on August 14 with story poles erected by Art Moritz 3 weeks prior to that meeting. The Schweitzer family who owns 176 Seadrift has appealed the building plans with the Seadrift Association Board and the hearing is set for 11:30 AM this morning.
 3. **350 Calle Del Mar Building Plans-** James Bill, the architect for this project, still has a few hurdles to cross before the plans are ready for a permit. There have been major changes in the plans since the project was first presented in front of the SBVA. James Bill states, "We are in our 6th revision, and I keep thinking...God, this is it! This is so beautiful...I think its like, what is there to complain about?"

Everybody still doesn't want to go with this...I am getting more and more discouraged...Anyone here want to talk about it, we can do outside of this meeting...There is one neighbor who has refused to meet with me from the beginning.....he just wants me to leave plans and he will make a comment....there is too much thinking going on here to just have comments. I really want engagement so I am really trying to move and have engagement." The SBVA asked that James Bill keep them informed as to his progress and the SBVA Board looks forward to receiving the final plans when they are submitted to the County Planning Office.

4. **Mobile Commissaries.** The SBVA, along with the merchants in Stinson Beach, the Fire Department, the SBCWD and the Stinson Beach Library sent letters to Mr. Curtis Havel of the Community Development Agency Planning Division protesting the recent application for a mobile food facility to be located on Parcel Number 195-192-07. Sam Matthews commented that copies of these letters are usually posted by the County on their website. Building Permits have a "correspondence section" and the letters should be listed. After much discussion it was agreed that the merchants' letter and the library's letter should be posted on the SBVA's Website under "Correspondence", including the SBCWD's letter. (Barbara Boucke SBCWD Board Member gave the SBVA permission to post their letter on the SBVA website as well). Issues such as parking, trash, and traffic were discussed in the letters. On June 10, 2013, Mr. Havel requested further information from the owners of the food truck before a permit could be issued. The SBVA will keep their members informed if there are any further updates.
5. **SBVA letter regarding the Dipsea and Double Dipsea Races:** The Dipsea race organizers received the SBVA's letter, but did not know whom on the SBVA Board to contact to discuss the issues that were addressed. The result is that the organizers have now appointed long- time resident, Bonnie Sullivan, to be their Stinson Beach liaison. Any complaints or comments regarding the race can be directed to her and she will communicate with the race committee to resolve issues. Regarding the Double Dipsea race: Art Moritz commented that the Double Dipsea race unexpectedly came down his street causing parking, traffic, noise, and safety issues. Steve Ortega of the GGNRA was in the audience and heard Art's comments. Steve Ortega responded that the Double Dipsea people did apply for special permits to run the race down specific roads. In addition, law enforcement people were readily available the day of the race to handle the crowd, the traffic, and those competing in the race. More discussion ensued and Art agreed to write a letter listing his complaints. He will then bring the letter to the attention of the SBVA Board who will forward it to the appropriate parties when received.
6. **SBVA Solicitation Letter:** The letter will be going out on August 15. Chris Ruppe thanked Larry Crutcher, Terry Gordon, and Sam Matthews for their efforts in getting the letter written and ready to be printed in a timely manner. Terry Gordon asked Sam Matthews how much the SBVA needed to raise in order to cover their annual costs. The SBVA's operating expenses, annually, are \$5000-\$6000/year with the D & O insurance being one of the largest expenses and expected to increase for the 2014 calendar year.

VI. Community Reports:

- A. **GGNRA, Tamalpais District: Steve Ortega reporting: 1)** Please review the June SBVA minutes regarding updates on accessibility issues, the Junior Lifeguard program, and upcoming special events. **2)** Traffic and Parking: Steve Ortega has been in touch with Terry Bryant, head of the SBVA Traffic Committee regarding signage. The GGNRA has a window of approximately two weeks where they want to implement signage on Hwy 101 regarding traffic in and out of Stinson Beach. There are limitations on what they can do but now that people are aware that Muir Beach is closed until November, the GGNRA can dedicate more signage to traffic conditions going to Stinson Beach. (signage during the week that used to be dedicated to the Muir Beach closure can now be directed to Stinson Beach) **3)** septic system: The GGNRA wants to communicate with the public and get their input on this subject. In late August or the beginning of September they will have proposed design details regarding the septic system and will notify the SBVA when they are ready to discuss this with

the public. The GGNRA is working with Ed Schmidt of the SBCWD, and they are trying to get in touch with Steve Rubin, the owner of the adjacent property [to the proposed leach field].

4) July 16 is a GGNRA Open House to be held at the Bay Model Visitor Center in Sausalito from 4:30-6:30 PM. Topics to be discussed include Project Headlands Road and Trail Improvements, the Redwood Creek Restoration at Muir Beach, the Muir Woods Transportation and Access Planning, (and the possibility going to a reservation system in the parking lot at Muir Woods), a proposed Cellular Communications Facility at Point Reyes Hill, and how to become a National Park Service volunteer. All are welcome at this meeting. **5)** Double Dipsea: The GGNRA recognizes that heat, traffic, parking, and a holiday weekend affected the smooth running of this race. Steve Ortega promised to report to his superiors the concerns brought to his attention by Art Moritz. **6)** Ivy mitigation on the Matt Davis trail is currently being worked on by the GGNRA. **7)** The County is very anxious to implement a sediment retention basin in the creek. The GGNRA will give the approval for this project within the next few weeks.

- A. Bolinas Lagoon Advisory Committee:** No report
- B. Bolinas-Stinson Library Society: Belinda Zell Reporting.** Please go to www.marinlibrary.org for information regarding the library's summer programs.
- C. Bolinas-Stinson Union School District: Pamela Lichtenwalner reporting:** The election for the Parcel Tax was held and was passed although turnout was very low. This continues the funding for programs already in existence. However discussions are ongoing regarding how to generate even more funds for future expansion of school programs.
- D. CSA33---Village Green 1 & 2:** Al Engel reported **1)** The fence around the central planter (the Strawberry Manzanita) in Village Green 2 is temporary and will be removed when the tree is more solidified in its current location. **2)** Chuck Oakander has built a bench out of a large cypress slab that will replace the bench built by Peter Allen that was destroyed by termites. **3)** The planting around the perimeters will begin in several weeks and a list of the plants can be found in the library.
- F. Seadrift Homeowners Association: No report**
- G. Stinson Beach Community Center: No report**
- H. Stinson Beach Disaster Council, Fire Protection: No report**
- I. Stinson Beach Historical Society: No report**
- J. Stinson Beach Medical Center: Barbara Boucke reporting:** Currently, The Stinson Beach Clinic hours are Monday and Thursday: 9-5 p.m. The goal is to see 18 patients/day. The Coastal Health Alliance is going to repaint the building and do some necessary maintenance. Three members of the board are going off the board in the fall (George Flynn, M.D., Barbara Boucke and Diane Wara, M.D.). Tom Silk will continue to be the representative from Stinson Beach and they are hoping that Gail Lannigan will join the board of the Coastal Health Alliance so that a Stinson Beach presence will remain strong. Finally, the Executive Director, Steven Siegal, has indicated that he wants to start a focus group in Stinson so that the CHA can understand what kinds of services Stinson Beach wants from their organization. Barbara asked the SBVA if they would be the host of that focus group. Mike Matthews responded that the SBVA would be willing to participate. A motion was made and Larry Crutcher seconded the motion and it passed unanimously.
- K. Stinson Beach Montessori School: Pamela Lichtenwalner reporting:** There is an outreach program going on this summer to provide funding for parents to have their children come to Montessori school who can not afford the tuition. The Pre-K for all has just had their second meeting.
- L. Stinson Beach Water District: Morey Nelson reporting:** 1) The SBCWD continues to be at a Tier 2 Water Conservation alert. Grey water is an alternative approach to watering a garden. 2) A SBCWD Board meeting will be held on July 20, at 9:30 AM at the SBCWD office. On the agenda of that meeting is the budget for the Village Green 1 & 2. Currently, the district does not charge the Village Green for water usage. Michael Mitchell has agreed to attend that meeting.
- M. Stinson Beach Community Church: No report**

N. West Marin Senior Services: No report

O. Flood Advisory Board: No report

VII. Committee Reports

1. Standing

A. Sam Matthews Reporting: 1) The Board of Supervisors has scheduled a hearing on the LCPA on July 30. 2) Furthermore, they released a staff report part of which pertains to Stinson Beach. For example, regarding the community character of Stinson Beach, the current language in the LCP is as follows: “maintain the existing character of residential small scale commercial and visitor serving recreational development in Stinson Beach”. They have added to that new language as follows: “New development must be designed to be consistent with community character and protection of scenic resources”. That has implications for 174 Seadrift Road. 3) There is language regarding short- term rentals. The language has been changed from “consider restricting” to “consider regulating” the use of residential housing for short- term vacation rentals. There is also additional language regarding a vacation rental ordinance. It appears that the planning Department is going to be looking into short-term vacation rentals and developing policies around this issue. 4) There is language about sewage disposal systems. 5) Finally, there is a section titled: “Protection of visual resources”. The intent of this policy is the protection of significant public views rather than coastal views from private residential areas. “ Ensure appropriate siting and design of structures to prevent substantial obstruction of significant views, including views both to and along the coast as seen from public viewing areas such as highways, roads, beaches, parks, coastal trails and access ways, vista points, and coastal streams and waters used for recreational purposes....”this statement also has implications for 174 Seadrift Road.

B. Keep the Beach Clean: No report

C. Traffic Committee: (see GGNRA Report , Section 2)

VIII. For the Good of the Order:

1. Katherine Rose pointed out that signage along HWY 1 looks like the “Magic Kingdom”. She asked if there were County rules regarding signage. Apparently rules do exist but the County rarely enforces those rules. However, if a complaint is made the County will look into the issues at hand.

Larry Crutcher motioned to adjourn. Terry Gordon seconded the motion.