

Stinson Beach Village Association

Meeting Minutes

Stinson Beach Community Chapel

May 2, 2015

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 at the Stinson Beach Library or online at www.stinsonbeachvillage.com

I. Call to Order

Terry Gordon called the meeting to order at 10:11 a.m. The following SBVA Directors were present: Terry Gordon, Sam Matthews, Mike Matthews (arriving late from his sickbed), and Chris Ruppe. Directors absent: Tara Evans and Anne Rand. Mike announced that David Goldstein tendered his resignation due to family obligations. Terry Gordon had to leave the meeting after the vote for bylaw amendments due to family obligations, and Mike Matthews took over as chairperson of the remainder of the meeting. **(Quorum was met.)**

II. Approval of minutes from last meeting

The directors previously approved the minutes for April 4, 2015, via email. John Washington wanted to correct the April SBVA minutes, because he did not feel that the minutes reflected the timber of his comments. Chris Ruppe suggested that instead of correcting April's minutes, she would add his statement verbatim into the May minutes. Quoting John as follows: "Due to the lack of resources and the failure of the tax initiative, there will be no new projects from the [Stinson Beach Flood Protection and Watershed Advisory Group], Easkoot Creek will not be dredged, there will be no southern bypass, and the capacities of the flood zone will continue to diminish over time due to a lack of resources."

III. Treasurer's Report

Sam Matthews reported that as of April 1, 2015, the bank balance was \$8,297.00. There was income of \$45.00 and expenditures of \$250.00. The bank balance as of April 30, 2015, was \$8,092.00. The Treasurer's Report is attached to the original minutes.

IV. Old Business

A. Parking and Fire Safety: Fire Chief Kenny Stevens intends to write a letter to Supervisor Kinsey and the DPW concerning the importance of resolving safety issues that prevent emergency vehicles from responding to emergency calls in Stinson Beach. The letter will address two problems: 1) tourists who park their vehicles within the road easements and block the passage of emergency vehicles, and 2) property owners who have plantings, etc. that encroach upon the road easements, narrowing the roadbed such that emergency vehicles cannot pass and respond to crisis situations. Sam Matthews asked John Washington if the SBVA also should write a letter in support of Fire Chief Stevens' letter and/or to be sent simultaneously. John stated that he would refer the question to the Fire Board President, Marcus White.

B. Shoulder Widening along Highway 1 into town: In order to create a safer route into town along the highway, Morey Nelson reported that he and several other volunteers worked with Fire Chief Kenny Stevens on April 11, 2015, to clear foliage along the shoulder of the highway. He also reported that there is a wet spot by the library caused by a spring that drains underneath the highway and surfaces right along the pathway. According to Chief Stevens, there is a culvert there that is clogged and it is the

responsibility of Caltrans to keep it clear of debris. Caltrans needs to be contacted in order to resolve this issue. Please write to Caltrans and urge them to act quickly to improve the shoulder of the highway for safety reasons regarding walking, bikes, kids, visitors, etc. Chief Stephens said that it is important for them to understand our sense of urgency in the face of their anticipated 2-year “thinking and planning” timetable. Jamie Sutton then commented that Caltrans was planning to come out next Thursday and was going to take responsibility for widening of the shoulder along the highway. He will keep the SBVA informed as to what happens at that gathering.

C. BSBUSD general discussion: No report. (See general comments in “For the Good of the Order”).

V. New Business

A. Proposed amendments to the bylaws: The Membership was given proper notice via email of two proposed amendments to the Stinson Beach Village Association Bylaws. Both amendments were presented to and voted on by the membership:

1. Proposed Bylaw Amendment 1:

Article IV, Section 2. Responsibility for funds

All checks, or money related matters, over \$200.00 shall bear the signature of the Treasurer and that of either the President or Vice-President.

2. Proposed Bylaw Amendment 2:

Article Vi, Section 4. Committee Chair

...The President or Vice-President shall sit on each Committee and shall sign any necessary correspondence generated by the committee on behalf of the Association.

The members present voted unanimously to adopt the bylaw amendments. The amended bylaws will be posted on the SBVA’s website.

B. Marin County Local Coastal Program Amendments, Sam Matthews reporting: As stated at last month’s meeting, Marin County began the process of amending the Local Coastal Program (LCP) in 2008. The first phase included the “Land Use Plan,” which was reviewed by the California Coastal Commission (CCC) last year. On April 7, 2015, the second phase, the Implementation Plan (IP), which included CCC Staff recommendations to the zoning codes for the LCP, was reviewed and rejected by the Marin County Board of Supervisors (BOS) and sent back to the County Development Agency for review and discussion with the CCC Staff. Among the proposed amendments is a provision that would allow the county to take full responsibility for all coastal permits that are consistent with LCP guidelines. Only projects that are between the ocean and the first public road would be under the direct jurisdiction of the CCC. Any amendments to the LCP must be adopted by the BOS and approved by the CCC no later than November 2015, or the LCP amendment process would have to start from the beginning.

VI. Community Reports

A. GGNRA, Tamalpais District, Mia Monroe, Marin Community Liaison, reporting:

1. Mia Monroe has been a ranger with the NPS in Muir woods for over 30 years and has just been named the Marin Community Liaison, which involves helping the NPS improve community relations, foster open dialogue, and have more of a presence in the communities. Mia also will support all efforts that help keep the parks open, i.e. Tamalpais Lands Collaborative.
2. Mia announced that the NPS just approved their General Management Plan, which is the blueprint for the parks for the next 15-20 years. The GMP can be found online at the GGNRA’s website under the “Planning” tab. She believes that part of her job is to figure out how to help to implement the GMP with the GGNRA’s neighbors and at the same time, preserve our precious resources.
3. The GGNRA is excited about their new concession at the Lifeguard Tower called the Siren Café.
4. The West Marin Stage has expanded its transit service on Route 61, which connects Bolinas, Stinson Beach to the central corridor via Panoramic, stopping at all the trailheads along the way.
6. The septic wastewater system is still in the planning stage and is almost ready for community

review. Katherine Rose asked if the GGNRA was going to do a study on the frogs that live where the leach field will be located. Mia promised to find out if a frog study was a part of the environmental report.

7. The GGNRA has a new superintendent, Chris Lehnertz. Her email is chris.lenertz@nps.gov.
8. Mia will attend the SBVA meetings and keep Stinson Beach residents informed as to what is going on within the GGNRA. She welcomed anyone with issues to contact her: mia.monroe@nps.gov or 415-725-1630.

B. Bolinas Lagoon Advisory Council: No report

C. Friends of Bolinas Stinson Beach Libraries, Ann Walsh reporting: Beginning May 11, 2015, the Stinson Beach and Bolinas Public Libraries will expand their hours and not close for lunch or dinner. The new schedule is as follows:

Stinson Beach: Monday 10:00 a.m.–6:00 p.m.; Tuesday 1:00 p.m.–9:00 p.m.;
Friday 10:00 a.m.–6:00 p.m., Saturday 10:00 a.m.–5:00 p.m.

Bolinas: Monday 10:00 a.m.–6:00 p.m.; Wednesday 10:00 a.m.–6:00 p.m.;
Thursday 1:00 p.m.–9:00 p.m.; Saturday 10:00 a.m.–5:00 p.m.

Friends of Bolinas Stinson Beach Libraries is partnering with the county to cover additional staff expenses for the libraries' extended hours from contributions received from its fundraising efforts. In order to fund the extra hours for 2015, the FBSBL needs to raise at least \$20,000; \$15,000 has been contributed so far.

D. Bolinas-Stinson Union School District, (See For the Good of the Order)

E. Stinson Beach Montessori School: A fundraiser/auction is planned for May 16.

F. CSA33-Village Green 1 & 2, Al Engel reporting: The parks are getting ready for Cuisine on the Green. Volunteer workers are preparing a site on Village Green 2 to pour concrete for the base of a Ping-Pong table; the project will be completed by the year's end. The drought is causing the grass in the park to turn brown; however, hopefully, the plants will survive.

G. Seadrift Association: No report

H. Stinson Beach Community Center: No report.

I. Stinson Beach Disaster Council, Fire Protection: (See Old Business). 1) The emergency telephone number to call on a cell phone or from a landline is 911.

J. Stinson Beach Historical Society: No report

K. Stinson Beach Health Center, Coastal Health Alliance, Tom Silk reporting:

1. Tom urged everyone to read the letter published in to the West Marin Citizen from the CHA's executive director, Steven Siegel, outlining both the history of the Coastal Health Alliance as well as a synopsis of its current operations. The CHA of West Marin is a private, non-profit, Federally-Qualified Health Center, receiving Section 330 grant funding from the Federal Government to provide quality health services to the whole community, regardless of ability to pay. Mr. Siegel mentions that today there are 1,200 health centers (first created in 1966 during the Johnson Administration) in over 9,000 communities and providing care for 23,000,000 people in the United States. (A copy of this letter can be found on the SBVA's website at www.stinsonbeachvillage.com under: "Forums.")
2. Mr. Silk stated that the three health centers located in Stinson Beach, Bolinas, and Pt. Reyes Station are very concerned philosophically with their patients' overall "wellness." In other words, CHA personnel do not necessarily want to know what is the matter with you, but rather, what matters to you.
3. Current CHA projects involve a) designing group visits at community centers to offer peer-led health improvements, b) looking for more space at the Pt. Reyes Station location, and c) the addition of a dental van.
4. The CHA is also seeking a new medical director to replace Mike Witte, M.D., who is leaving in September after more than 30 years of dedicated service.

L. Stinson Beach County Water District, Morey Nelsen and Sandra Cross reporting:

1. Stinson Beach still has water, but the Governor has issued an executive order to cut water consumption by 25%. Customers of the SBCWD have already met this threshold, and the SBCWD intends to stay in full compliance.

2. Last April the SBCWD was awarded funding to replace the water mains under Sacramento, Jose, and Francisco Patios. The repair work began May 1, and will take approximately 60 days to complete.
3. Sandra Cross gave a report on small desalination units. Currently, such units are prohibited by the LCP. However, the Board of Supervisors has considered some amendments to the LCP's Implementation Plan to consider the use of desalination units under special circumstances. Because Stinson Beach is in a somewhat unusual situation whereby the village protects its natural resources but is overwhelmed, especially in the dry summer months, by tourists, and the resulting high use of the village's water resources, the SBCWD has written a letter to the Coastal Commission, requesting approval of the use of a desalination unit in Stinson Beach and urging members of the community, as well as the SBVA, to do the same. Sandra stated that this topic is in the discussion stage only, but the SBCWD believes that they should seriously research the use and purchase of a desalination unit. (While these units can cost up \$100,000/unit, they can also provide up to 40,000 gallons/day of potable water). She stated also that the SBCWD was contemplating paying for such a unit from grant money. Mike Matthews made a motion that the SBVA write a letter to the Board of Supervisors requesting approval for the SBCWD to procure a desalination unit. Sam Matthews seconded the motion. The motion passed unanimously. (Sandra offered to help the SBVA write its letter). Chris Ruppe stated that she will start a new forum topic, "Pros and Cons of Desalination Units," on the SBVA's website and include Sandra's research data. The SBCWD emphasized that they would not do or promote any project that would harm the environment.

M. Stinson Beach Flood Protection and Watershed Advisory Group, John Washington reporting: (See Approval of the Minutes in Section II) Jamie Sutton has been named to replace Phil O'Brien who recently resigned from the group.

N. Stinson Beach Community Church: No report.

O. West Marin Senior Services, Ann Walsh reporting for Beth Carusillo: Beth is asking for volunteer drivers for seniors as well as volunteers to visit and socialize with those who are housebound.

V. Committee Reports

A. Standing Committees

1. Compliance Review, Mike Matthews reporting:

- a. Hjorth (Wilson)—Calle del Embarcadero vacant lot (14-0051): The project is on hold due to a moratorium on new construction in the 100-year flood zone, and the Supervisors will re-examine the merits of this project on May 12, 2015.
- b. Jordan—308 Seadrift-Initial Review (14-0267): landscape/hardscape site improvements (outdoor kitchen deck, spa).
- c. Carrigan/Ford Coastal Permit (2014-0348)—Calle Del Onda Project (14-0348): The Plan is to merge three properties, creating a 25,998 square foot lot, and building a 747 square foot, one-story addition that will include a bedroom, a bathroom, and a laundry room to an existing 1,000 square foot house. The addition will push toward the highway. The FAR is less than 10%.
- d. Finley-415 Calle Del Mar (15-0005) Lot line adjustment. Ms. Jocelyn Drake, Planner. The SBVA wrote a letter to the County Planners stating that in their opinion, the application conformed to the guidelines of the Stinson Beach Community Plan. Chris Harrington, Oceanic Realty, commented that the purpose of the lot line adjustment was to provide a compliant setback for the septic system on the developed parcel (195-171-14) and to cure an encroachment by a deer fence and some landscaping by the developed parcel onto the undeveloped parcel (195-171-17).
- e. Rosenlund Coastal Permit-275 Belvedere Ave. (2015-0037) Michael Mitchell, architect. New construction to build a 1,116 square foot single-family residence with a 28% FAR on a 4,027 square foot lot. Residence would reach a maximum height of 25 feet. Jocelyn Drake, Planner. There is concern that the story poles are indicating a higher roof elevation than expected. The Rosenlund's and Michael Mitchell are working with the neighbors on a compromise.
- f. Schow Coastal Permit (CP 15-20), Design Review (DR 15-65) and Variance (VR 15-5)-150 Seadrift Road, Steve Wisenbaker, architect. On March 19, 2015, Jocelyn Drake, the County Planner, sent Mr. Wisenbaker a notice of Project Status stating that the application was incomplete because additional information was required. The project includes a proposed

demolition of a 2,354 square foot home to be replaced by a new 3,206 square foot, two story structure: 25 feet easterly front line; 6 feet from north and south set backs; 0 feet from rear setback; raised deck on front portion; raised deck on rear portion; 37 feet 6 inches maximum height; and 24 feet 3 inches feet above natural grade. The height exceeds the county's height limit of 33 feet NAVD by 4 feet 6 inches.

B. Ad Hoc Committees

1. **Keep the Beach Clean: No report**
2. **Traffic: No report. (Pamela Lichtenwalner wishes to join the SBVA's Traffic Committee.**
3. **Committee to Recommend Bylaw Amendments: No report.**
4. **Advisory Committee to Address Sea Level Rise, (Chris Ruppe read a report from Larry Crutcher):** "The Marin County C-Smart Advisory Committee has counseled Jack Liebster and Alex Westhoff of the CDA on community outreach regarding sea level rise and storm surges. The County has created a "Game of Floods," a form of game board depicting a hypothetical "Marin Island." Various assets are identified, ranging from wetland areas to schools, fire stations, residential developments, etc. The impact of 50- and 100-year floods is over-laid. A range of solutions, or mitigations, is offered, from temporary levees to zoning restrictions, elevated roadways, etc. The game serves to stimulate awareness and discussion of the issues and options. Daphne Hatch from the GGNRA, Chris Kelly from SBCWD, Jennie Pfeiffer of the Bolinas-Stinson School Board, and myself beta-tested the game on Monday evening, April 27, 2015. The County will roll out the game to open-community gatherings over the next few weeks, including Saturday, June 6th at 10:00 a.m. in the Stinson Beach Community Center. All residents are encouraged to participate.

VIII. For the Good of the Order:

- A. Pamela Lichtenwalner offered comments about the BSBUSD and school districts in general. A BSBUSD Board meeting was held in Stinson Beach and was well attended. Two issues discussed were 1) having an electric car-charging station located at the Bolinas school site, 2) Vaccinations: a large proportion of students in the BSUSD are not vaccinated. The topic is emotional, but dialogue is open and ongoing. The Stinson Beach Pre-School will have a booth at Cuisine on the Green on May 9, serving lemonade and hot dogs. Their silent auction and dinner fundraiser is scheduled for May 16.
- B. Sam Matthews reported that Richard Reasoner is creating a map of Stinson Beach, noting for each residence the locations of the propane tank, water shutoff valve, and electrical power master switch so that in cases of emergencies, fire department personnel (and in cases of natural disasters, Disaster Council neighborhood captains and liaisons) can quickly locate and shut off gas, water, and electricity as necessary. Volunteers of the Stinson Beach Disaster Council who visited 95% of the residences on Saturday, April 18, provided this information.

Mike Matthews made a motion to adjourn the meeting at 11:25 p.m. Sam Matthews seconded the motion, and the motion was passed by unanimous consent.

Please note: To become an SBVA member and have voting privileges, individuals 18 years of age or older who are either a permanent resident, property owner, or business owner in Stinson Beach must complete the Member Registration Form, which can be found on the SBVA website at www.stinsonbeachvillage.com under the "Bylaws and Policies" tab, and submit it to the SBVA Secretary at P.O. Box 706, Stinson Beach, CA 94970.