

STINSON BEACH VILLAGE ASSOCIATION

April 6, 2013

Stinson Beach Chapel

**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, Terry Bryant, Don Anderson, and Sam Matthews. **(Quorum was met).**
- II. **Acceptance of Minutes:** Minutes for the March 2, 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 March 1, was \$8,945.45. There were disbursements of \$455.50, interest income of \$.03, leaving a Cash balance as of March 31, of \$8489.98. **(Treasurer's Report Attached to Original Minutes)**
- IV. **New Business:**
 1. **Steve Rubin and plans for the Chevalier Property:** Steve has plans to use the property for weddings and events and wanted to make certain that the property was used in a viable manner that would not mar its historical significance or go against local coastal rules and regulations. Steve Rubin owns approximately 3 acres. Steve was considering either small cottages to be built on the property or even the construction of a spa facility. Parking, septic, noise, and its change of use from a residential to a commercial facility, are all potential issues to be discussed. The zoning is R1B2. On behalf of Steve Rubin, John Roberto, a planning environmental consultant shared with the SBVA membership a design concept for the development of the Chevalier property. The plan concept called for a main retreat center, some cottages, use of the gardens, and a parking area. John Roberto will be working with the County of Marin Planning Department to make certain that the property is developed and is sensitive to local coastal rules and regulations. John Andrews, a neighbor whose property borders the Chevalier estate, did not voice objections to Steve Rubin's plans for the property. Chris Ruppe commented that the commercial zone in Stinson Beach is clearly delineated in the SB Community Plan. The project planned for the Chevalier property falls outside of this commercial zone and is in the community's residential area which, and, as already mentioned, is an issue to be considered along with traffic, septic and noise factors. Mike Matthews stated that he appreciated the collaborative process that such a project requires from the owners of a property, the developers of a property, and the community.
 2. **174 Seadrift Road Building Plan:** One of the principal functions of the SBVA is to be a reporting agency to the Planning Commission regarding proposed development in the community. The SBVA's responsibility is to see if the proposed development is in compliance with the Community Plan. Several issues prompting questions have arisen and the SBVA reviewed the plans and sent a letter to Lorene Jackson indicating 1) that the SBVA has received the plans, and 2) that the SBVA wants more information regarding the project. As a result, Lorene Jackson sent a letter dated March 13, 2013 to Steve Wisenbaker, the architect, requesting more detailed information regarding the project, and a suggestion that he redesign the bulk- and -mass of the FEMA portion of the home from 58 feet in length to 50 feet or under. The question that arises is: does this project represent what Seadrift is going to look like in the future? This is the opportunity for the Stinson Beach community to take part in discussions regarding future projects planned for Stinson Beach. After much discussion, the SBVA agreed to send a follow-up letter to Lorene Jackson reiterating our desire to see story poles erected prior to any plans being approved by the County. In addition, Mike Matthews encouraged members of the community to write to the County regarding both bulk- and- mass and standing water issues for future building projects in Stinson Beach. The compliance committee will write a follow-up letter to Lorene Jackson and send it by April 11, 2013. The letter will be posted on www.stinsonbeachvillage.com under "Correspondence".

V. Old Business:

- 1. Multiuse path through Stinson Beach update: Jamie Sutton reporting.** Jamie Sutton attended a GGNRA project review committee meeting regarding the construction of a safer pathway along the Hwy. There are wetlands that create issues for the construction of this pathway just past Calle Del Pinos. Also, when CalTrans put in the driveway to the Park, they installed a culvert that is in the way of the future pathway. Perhaps a redesign of the culvert could occur. Jamie is looking into asking Marin County Parks and Open Space to adopt the pathway as a part of the Coastal Trail. He will keep the SBVA informed as to future developments.
- 2. SBVA Board Nominations.** The new SBVA Board Members voted in by the membership at the Feb SBVA meeting are as follows: Lead Coordinator: Mike Matthews; Second Coordinator: Larry Crutcher; Treasurer: Sam Matthews; Secretary: Chris Ruppe; Publicist: Dawn Agnew; Compliance Officer: Don Anderson; Member at Large: Terry Bryant. The SBVA Board appointed Terry Gordon to the Third Coordinator Position and Mike Matthews welcomed him this morning to the Board. The SBCC representative position is still open. The SBVA Board now needs to appoint a candidate for that Board position, according to the SBVA's By-Laws.

VI. Community Reports:

- A. GGNRA, Tamalpais District:** Steve Ortega reporting: Steve addressed several topics pertaining to the GGNRA. 1) Muir Beach will be closed for major renovations from July 1, 2013 to November 2013. 2) The GGNRA is addressing accessibility issues and, with funding in place, is on track to begin construction next year. This season, the Jr. Lifeguard program will receive \$10,000 to supplement their already successful program, 3) The GGNRA is hoping to have a full compliment of seasonal workers at the beach for the summer season but has not as yet received the funding/ authority to execute this plan. 4) Signage: The GGNRA is trying to get some messaging out on HWY 101. Currently, the permanent message signs are being constructed. On weekends and holidays these signs will just focus on Muir Woods and the Muir Beach closure, and on weekdays the signage will include Stinson Beach. Terry Bryant asked why these signs would not include Stinson Beach on weekends? Steve is aware of the SBVA's concerns and promised to relay these concerns to his superiors. In the meantime, he stated that the changeable message signs during the months of May and June will address the Muir Beach closure as well congestion at other sites. There will also be physical construction signs that warn the public of the Muir Beach closure. There will be a media blast regarding the Muir Beach closure in the next few weeks. Sam Matthews asked if the GGNRA would allow the permanent signs to reflect traffic congestion at Stinson beach after the Muir Beach renovation. Steve will ask his superiors if this is possible. 5) A GGNRA project review meeting was held that Jamie Sutton attended and safer pathways along HWY 1 and into town were discussed. The GGNRA is supportive of this project and will deploy a team to review its feasibility. 6) Regarding ivy mitigation on the Matt Davis Trail, Steve Ortega reported the problem to the trails group and it is now scheduled as part of their annual program of work. 7) Budget cuts will not affect the permanent staffing of the Stinson Beach Park.
- B. Bolinas Lagoon Advisory Committee:** Lesly Robinson reporting: The next BLAC meeting is scheduled for Friday, April 19 at 9AM at the Bolinas Fire House. BLAC is initiating the Kent Island Restoration Project. The project will address the invasive weed problem on the island through hand removal and spraying of saltwater. The spraying will target large areas of ice plant and European beach grass where it can be directed in a way that minimizes impacts to native species. The initial vegetation removal will occur this year, with monitoring and follow up treatments occurring in subsequent years. Marin County Parks will be relying primarily on volunteers to implement the project, with oversight from their volunteer coordinator, Kate Bimrose, Farallones Marin Sanctuary Association, and Bill Carmen, contracted project manager. BLAC has scheduled an initial small-scale volunteer event for Friday, April 5, with the primary kickoff event on Saturday, April 20. After that, BLAC has scheduled regular events to occur the first Friday and third Saturday of every month

through September in hopes of attracting more public participation and interest. The next BLAC meeting is scheduled for Friday, April 19 at 9AM at the Bolinas Fire House.

- C. Bolinas-Stinson Library Society: Belinda Zell reporting.** West Marin Story time is scheduled for the first Monday of every month. In addition there are four free Haiku workshops led by Claudia Chapline that are scheduled for the 4 Mondays of April from 5-6:30 PM. All ages and levels are welcome to attend and learn about haiku and related forms with guidelines and in-class writing exercises.
- D. Bolinas-Stinson Union School District: Pamela Lichtenwalner reporting:** The number of students attending school in the district is down from 119-121 last year, to 102-105 this year. While there is speculation why this is so, the consequence is that there is a disparate number of students in grades, resulting in a need to have a restructuring of grade/class configurations for next year. Therefore, it is tentatively announced that the Stinson Beach Montessori School will have their classroom on the Stinson campus for one more year. The universal pre-K committee members have not yet been announced.
- E. CSA33---Village Green 1 & 2: Al Engel reporting:** The Board apologizes for the delay in the re-landscaping project. The tree in the park is a Strawberry Manzanita. A list of plants for the park has been submitted.
- 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-** On May 17, 2013, at 7 PM, David Conrad will give a lecture on the African Women, specifically the D'mba ritual dance and the Dahomey voodoo spirit power. Cost of the event will be \$5.00 for members and \$10.00 for non-members. Katie Broomhead of KT's Kitchen will provide light snacks of cheese and a dessert. Wine will be offered at \$5.00/glass. Raffle prizes will be 3 gift certificates for a catered lunch for 2 prepared by KT's Kitchen, movie rentals or merchandise from Odyssey Video, and a meal from the Lunchbox.
- J. Stinson Beach Medical Center- Barbara Boucke reporting:** Currently the Stinson Beach Clinic hours are Monday and Thursday: 9-5 p.m.
- K. Stinson Beach Montessori School: Pamela Lichtenwalner reporting:** The silent auction raised about \$10,000. There is another fund-raising benefit planned for May 25, 2013 in Bolinas: a dance, and light dinner.
- L. Stinson Beach Water District: Morey Nelson reporting:** The SBCWD sent out notices in this month's water bill that states that Stinson Beach is in their 2nd dry year and the streams are very low. The SBCWD has asked for a voluntary reduction in water use for landscape purposes by 50%. Morey brought some water conservation handouts. A capitol improvement plan that will occur this year on Rafael Patio and Alameda Patio will involve the removal of old corroded 1-inch steel pipes, which will be replaced with 4- inch new pipes. The last storm on April 4 opened the period for wet-water testing of septic systems and which will last for 10 days. A mixer and the insulation for the mixer (a 220,000 gallon tank) will be placed in the Steep Ravine and will reduce the need for the use of chlorine. The SBCWD thanks Marion Weber for donating the funds for the tank.
- M. Stinson Beach Community Church: No report**
- N. West Marin Senior Services: No report**
- O. Flood Advisory Board: No report**

VIII. Committee Reports

1. Standing

- A. Traffic: Terry Bryant reporting:** Terry had a meeting with the CHP and the Sheriff's Department. In the past few weeks they have written a number of tickets for various violations. There will be officers both in patrol cars and on bicycles this summer. In addition, Terry stated that Lt. Pittman has announced that Stinson Beach will be assigned another officer for the summer season.

B. Flood Mitigation: No report

C. Compliance Review: Don Anderson reporting: The SBVA has received the plans for a building project located at 350 Calle Del Mar. This project covers one empty lot that is 4200 square feet, and will accommodate a 1294 square foot house. Don Anderson and Larry Crutcher will review the plans by April 11.

2. Ad Hoc

A. Keep the Beach Clean: No report

IX. For the Good of the Order:

1. West Marin Transportation Action Group: WM-Tag, March 25, 2013: Pamela

Lichtenwalner reporting: Paul Branson and Roberts Bets, from Marin Transit attended the WM-Tag meeting. The main issue for Stinson Beach was the odd schedule on weekends for public transportation. Most visitors want to leave the beach between 3-6 PM, but there are only two afternoon Stage Coaches leaving Stinson at 3 PM and 5 PM respectively. It was suggested that a 4 PM Stage Coach be added to the schedule. Stinson Beach residents along with tourists would benefit from this addition especially with Muir Beach being closed until November. Paul Branson and Robert Betts agreed to consider this idea and possibly add the route for the summer. More information will be disseminated when, and if, Marin Transit decides to approve this route.

2. Local Coastal Program Amendments: Sam Matthews reporting: Sam attended the Feb 26 meeting at the Board of Supervisors. The Staff report from that meeting is 91 pages long and contained several “juicy” items as follows: 1) This report contains a section on residential 2nd units in the unincorporated sections of Marin that was a topic of discussion as a solution to provide affordable housing in West Marin. This will not be a part of the LCPA but will be a part of the countywide plan. 2) All references to wind generators have been removed from the LCPA. 3) The LCPA encourage additional transit service to Stinson Beach. 4) The LCPA contains community specific policies for Bolinas, Olema, Muir Beach, Pt. Reyes, and Tomales, but not Stinson Beach. Sam is hoping that what already exists in the LCP regarding Stinson Beach remains “as is” in the new LCP. The hearing is on April 16, and any public input has to be in by April 6, or show up to the meeting and request to speak.

3. Larry Crutcher motioned to adjourn. Terry Bryant seconded the motion.