

Stinson Beach Village Association
June 6, 2015 Meeting Minutes
Stinson Beach Community Chapel

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

Mike Matthews called the meeting to order at 10:03 a.m. The following SBVA officers were present: Terry Gordon, Mike Matthews, Annie Rand, and Chris Ruppe. **(Quorum was met.)**

II. Approval of minutes from last meeting

The directors previously approved the minutes for May 2, 2015, via email.

III. Treasurer's Report

Chris Ruppe reported that as of May 1, 2015, the bank balance was \$8,092.58. There were expenditures of \$822.50. The bank balance as of May 31, 2015, was \$7,270.08. **(Treasurer's Report attached to original minutes)**

IV. Old Business

A. Parking and Fire Safety

1. Richard Reasoner stated that in case of emergencies, it is imperative that Stinson Beach residents support a viable disaster plan. He commented that there has been an increase in vacation rentals with fewer owner-occupied houses both in Seadrift and on the hill. While Seadrift represents ½ of all Stinson residents, only 35-40 people are fulltime residents. In addition, Seadrift homes—along with houses in the Calles and Patios—are built on sand; in an earthquake, liquefaction could occur. What happens if an earthquake occurs and the town is cut off from help from over the mountain? How does the village protect themselves during an emergency? Volunteer members of the Stinson Beach Disaster Council, as a key part of a disaster plan, have surveyed the neighborhoods in the village and created a map that identifies the location of every property's propane tank, and water and electrical shutoffs. The survey is 80% complete and Richard plans to present his findings to the Disaster Council on Tuesday evening, June 9.
2. The community of Stinson Beach is changing. In addition to more burglaries, there has also been an increase in vacation rentals with fewer owners living full time in Stinson Beach. Mike Matthews asked the membership if a neighborhood watch program (NWP) should be revitalized in Stinson Beach. He promised to post this question on **Next Door Stinson Beach** as well as contacting both the CHP and the Sheriff's department, asking how one goes about establishing a NWP. (See CHP Officer Darren Bruestle's response under **For the Good of the Order.**)
3. Mike Matthews made a motion that the SBVA send a letter to the SBCWD and the Fire District, stating that the SBVA Board believes that Stinson Beach needs to develop a coordinated disaster plan and communication system that involves all the agencies in town. A Disaster Plan will be a topic under **Old Business** on the agenda at the SBVA's August meeting. Terry Gordon seconded the motion. The motion passed unanimously.

- B. Shoulder Widening along Highway 1 into town:** Chris Ruppe read into the minutes the following report from Jamie Sutton: "...we met with Caltrans, and we are hopeful that the Maintenance

Department will dig out the up-hill side of the highway so that the water coming off of the hill is captured there and taken down the street Northward and through the culvert near Calle del Pinos to the coast-side on the street and on into the creek.

"Our hope is that this will reduce the amount of water that crosses the street under the roadway and wets the coast-side of the shoulder. We are going to keep the shoulder mowed and will continue to see if we can get some help with expanding the shoulder to provide our pathway. This is not a project that seems to inspire cooperation and the seizing of responsibility on the part of governmental agencies.

"Further, after a discussion with more members of the community, we are not going to do anything about the Dipsea Trail's crossing of Highway 1, save perhaps to warn hikers/runners to be cautious."

C. BSBUSD general discussion: No report.

V. New Business

- A. The Membership was given proper notice via email regarding a vote to cancel next month's SBVA meeting, which falls on July 4th. Mike Matthews made a motion to cancel the SBVA's July 4th meeting and hold the next meeting on August 1st. Annie Rand seconded the motion. The membership voted unanimously to cancel the July 4th meeting. The next SBVA meeting will be held on August 1, 2015, at the SBCC Chapel at 10:00 am.
- B. Terry Gordon stated that the **Ad Hoc Committee to Recommend Bylaw Changes** has been working on more amendments to the SBVA Bylaws. Proper notice will be sent by email to the membership that identifies these proposed amendments, and the SBVA membership will discuss them at the August 1st meeting.

VI. Community Reports

- A. **GGNRA, Tamalpais District, Mia Monroe, Marin Community Liaison, sent in a report.** "Plans are proceeding on the design for wastewater and path improvements. The NPS representative will bring updates and an implementation schedule to upcoming meetings but no work will be done this summer. An update on flooding will be made at the August meeting."
Mia Monroe can be reached at mia_monroe@nps.gov or at 415-725-1630).
- B. **Bolinas Lagoon Advisory Council: No report**
- C. **Friends of Bolinas and Stinson Beach Libraries: No report.**
- D. **Bolinas-Stinson Union School District: No report**
- E. **Stinson Beach Montessori School: No report**
- F. **CSA33-Village Green 1 & 2: No report**
- G. **Seadrift Association: No report**
- H. **Stinson Beach Community Center: No report.**
- I. **Stinson Beach Disaster Council, Fire Protection: (See Old Business)** 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 Medical Center, Coastal Health Alliance: No report**
- L. **Stinson Beach Water District: No report**
- M. **Flood Advisory Board: No report.** Ann McMillan spent \$17,000 to repair flood damage to her property this past winter. She was wondering if anything was being done to counteract future flooding in the Calles and Patios. Chris Ruppe gave her Chris Lenhertz's (Supervisor Frank Dean's replacement in the GGNRA) email address to contact.
- N. **Stinson Beach Community Church, Annie Rand reporting:** There is a Community Center clean up scheduled for Sunday, June 7, 2015 from 11:00 a.m.-2:00 p.m.
- O. **West Marin Senior Services: No report**

V. Committee Reports

- A. **Standing Committees**
 - 1. **Compliance Review, Mike Matthews reporting:** Mike explained that the SBVA not only serves as a forum for neighbors to come and discuss building plans directly with the applicants, but the

SBVA also receives notification of applications for building permits and are invited by the Marin County Planning Commission to comment on building plans, utilizing the Stinson Beach Community Plan as the guideline for comments. In addition, there are houses in Stinson Beach that are built on smaller than normal lots that for various reasons do not require design review. The SBVA is asked to comment on these properties but only insofar as the plans relate to the Stinson Beach Community Plan. The California Coastal Commission, on the other hand, does not recognize the Stinson Beach Community Plan as a planning document, and therefore, the SBVA has to address compliance issues based on criteria set by the commission.

- a. Hjorth (Wilson)—Calle del Embarcadero vacant lot (14-0051): The project was appealed to the Board of Supervisors, and it was approved with conditions.
- b. Jordan—308 Seadrift-Initial Review (14-0267): landscape/hardscape site improvements (outdoor kitchen deck, spa).
- c. Carrigan/Ford—Calle Del Onda Project (14-0348)/Coastal Permit (2014-0348): The Plan is to merge three properties, creating a 25,998 sq. ft. lot, and a 747 sq. ft. building with a one-story addition that will include a bedroom, a bathroom, and a laundry room to an existing 1,000 sq. ft. 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 CPD stating that in its 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—275 Belvedere Ave. Coastal Permit (2015-0037): Not subject to design review, however, a DZA hearing is scheduled for June 18, 2015. The County Planning Staff recommends approval, and the neighbors are in discussions with the architect and owner. [Since this SBVA meeting, DZA approved the application with conditions.]
- f. Schow—150 Seadrift Road, Steve Wisenbaker, architect, Coastal Permit (CP 15-20), Design Review (DR 15-65), and Variance (VR 15-5): 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 sq. ft. home to be replaced by a new 3,206 sq. ft., 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 ft. 6 in. maximum height; and 24 ft. 3 in. feet above natural grade. The height exceeds the county's height limit of 33 ft. NAVD by 4 ft. 6 in. A DZA hearing is scheduled for June 25, 2015. Mike Matthews made a motion that the SBVA write a letter that objects to the project's height and bulk, and, referring to the goals of the Stinson Beach Community Plan, this project also does not conform to the preservation of the rural atmosphere of the village. Terry seconded the motion. The motion passed unanimously.
- g. Hancock—6976 Panoramic Coastal Permit/Design Review (15-0161), Mike Mitchell, applicant; Jocelyn Drake, Planner: Construction of a 3,651 sq. ft. single-family resident with a 528 sq. ft. garage; original Barrel House to remain. (Water District has stated that they will not approve a new septic system until the Barrel House is removed.)

B. Ad Hoc Committees

1. **Keep the Beach Clean: No report**
2. **Traffic: No report.**
3. **Committee to Recommend Bylaw Amendments: (See New Business).**
4. **Advisory Committee to Address Sea Level Rise:** During this SBVA meeting, The Marin County C-Smart advisory committee was concurrently holding a meeting next door in the SBCC to introduce the public to a "Game of Floods", a form of game board depicting a hypothetical "Marin Island" in which various assets are identified, ranging from wetlands 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, ranging from temporary levees to zoning restrictions, elevated roadways, etc. The game serves to stimulate awareness and discussion of the issues and options.

VIII. For the Good of the Order:

- A.** In response to Mike Matthew's suggestion that the community be asked on **Next Door Stinson Beach** whether there has been an uptick of burglaries in town and should the village establish a Neighborhood Watch Program, CHP Officer Darren Bruestle responded as follows:

"I spoke with some members of the Sheriff's department, and they, as other police departments have, recommended that as many of you as possible use the "**Next Door**" website. As you may know, this is a free, private, social network (an online neighborhood watch program, as it were). Specifically, as far as I understand, a person can "post" what is happening in real time, providing detailed descriptions of suspicious characters or activity, giving others (and law enforcement) the "jump" on curtailing/detering crimes. Officers and deputies cannot be everywhere at once, of course, and a resource like this allows incredibly quick communication amongst neighbors. ALSO, this site, I'm told, can be used to notify one's neighbors of what MAY NOT need to worry others as potentially suspicious (visitor'/friends'/caretakers' vehicles parked at a person's house while that person is out of town, for instance). The key to the success with a program like this is its communication.

"Additional suggestions: The following are common sense things that should be employed by each resident, even in "sleepy towns" like Stinson Beach. Many people still do not take these simple precautions, which leaves them wide open for "crimes of opportunity".

1. Close and Lock windows to both your home and vehicles(s).
2. Lock doors to both your home and vehicle(s).
3. If you have a home alarm system, use it! Arm the alarm even if just leaving for the day.
4. Report suspicious activity! The Sheriff's Department and the CHP (typically for traffic/DUI) are there for your safety. If something stands out so much that it makes a person fear for the safety of his or her self or property (or that of another), allow us to check on things (and people) that are causing the concern. Let us determine if the situation is all clear.

These approaches can help greatly, and I hope you all employ them. Wishing you continued successes in Stinson."

- B. Chief Ranger Dan Sauter with Marin County Parks and Open Space called in a report:** Regarding Upton Beach, no fireworks or campfires are permitted on the beach. In addition, on July 4, the beach will be patrolled until at least midnight. Not only are fireworks illegal and campfires a fire hazard especially during drought conditions, but they are a safety hazard as well. (Last year a child burned the bottom of their foot when they stepped onto the beach on top of a still smoldering campfire that had been covered by sand.) Chief Ranger Sauter is asking Stinson Beach residents to please report any fireworks or fires on the beach to either the CHP, Sheriff's Department, Security Officer in Seadrift, or Marin County Parks and Open Space.

Mike Matthews made a motion to adjourn the meeting at 10:59 am. Terry Gordon 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, www.stinsonbeachvillage.com, under the "Bylaws and Policies" tab, and submit it to the Secretary at P.O. Box 706, Stinson Beach, CA 94970.