



P.O. Box 706 • Stinson Beach • California • 94970  
[www.stinsonbeachvillage.com](http://www.stinsonbeachvillage.com)

November 13, 2013

Ben Berto, AICP  
Marin County Deputy Zoning Administrator  
Community Development Agency, Planning Division  
3501 Civic Center Drive, Suite 308  
San Rafael, California 94903-4157

Re: 350 Calle del Mar, Stinson Beach, California 94970  
Assessor's Parcel: 195-142-20  
DZA Staff Report

Dear Mr. Berto,

The Stinson Beach Village Association has reviewed several versions of plans and commented on them twice previously. We have noted a level of neighbor dissent that appears to relate to architectural style and potential privacy issues. We have encouraged the parties to meet and resolve their differences, a process that has been only partly successful, as evidenced by various changes to the original plans undertaken by the applicant. We have observed that any plan involving a long-vacant lot will be of concern to neighbors.

We trust that planning staff and hearing officers are aware that preserving the "rural atmosphere and individualistic character of the town" (SB Community Plan, Page 8) is a prime consideration of the Stinson Beach Community Plan and that the CDA will continue to join with the SBVA in achieving this goal.

The Stinson Beach Village Association would like to thank the Community Development Agency for all of the recent efforts in handling Stinson Beach issues. We acknowledge significant steps being taken to improve the distribution of plans and communication amongst stakeholders, as well as the merging of sub-standard lots. However, in this case, there were last minute submittals and changes in the announced hearing dates that left us unable to respond in a timely fashion. We remind the CDA that the SBVA holds open meetings only once monthly (first Saturday).

Very truly yours,

Stinson Beach Village Association Board

Michael Matthews  
Larry Crutcher  
Terry Gordan  
Sam Matthews  
Christine Ruppe  
Don Anderson  
Susan Banta  
Terry Bryant