

CLAUDIA CHAPLINE

P.O. Box 1117
Stinson Beach, CA 94970

April 5, 2016

APR 11 2016 AM 9:13 Planning

Kristin Drumm, Senior Planner
Community Development Agency
Planning Division
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903-4157

Dear Kristin Drumm:

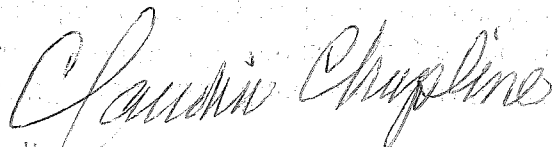
Regarding Marin LCP:

I am concerned that the implementation of this plan will adversely affect my business by increased administrative costs and handicap my ability to continue in business and handicap future owners and/or tenants. Having an in-house artist-facility manager has been a benefit to my business and provides low-income housing for an artist. Next year will be the 30th anniversary of my gallery in Stinson Beach.

In 1987 I purchased three parcels (195-194-05-06,26) at 3445 Shoreline Highway in Stinson Beach. The zoning is residential commercial. The existing one-story building that is already built out contains four spaces with four entrances that have been shared by live-work artists (single or a couple) whose work is displayed in the display windows and the areas facing the highway. Living space faces the garden and is accessible from the garden in the back. The older part of the cement block building is probably fifty years old. The newer part is a frame building added in 1985. This aging building is in need of exterior repairs and interior remodeling that are being considered for next year.

One of the difficulties of doing business in downtown Stinson Beach is the lack of retail spaces. Locked up offices and storage rooms are a deterrent. We need more retail spaces so that people can enjoy more time walking around our little town. I am hoping that implementation of this provision will not adversely affect my business but encourage more retail in the downtown area. It is very hard to find part-time employees that live in the area. Even at \$25 per hour it is difficult for people to commute from a distance.

Sincerely,



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