



COMMUNITY DEVELOPMENT AGENCY
HOUSING AND FEDERAL GRANTS DIVISION

TO: Immanuel Bereket, Senior Planner
FROM: Molly Kron, Senior Planner
DATE: November 29, 2023
RE: Sydriel Coastal Permit and Use Permit
 11401 State Route 1, Point Reyes
 Assessor's Parcel 119-198-03
 Project ID P4258
APPLICANT Julie Van Alyea, Phone: (415) 999-0650

The applicant is seeking a Coastal Permit and Use Permit approval to partially convert an existing commercial space to five residential units, while retaining existing commercial use (fuel station with a convenience store). The proposed five units will consist of three two-bedroom units ranging from 802 to 843 square feet in size and two one-bedroom units ranging from 591 to 593 square feet in size. One of the residential units would be offered as low-income household to comply with the County's inclusionary requirements enumerated in Local Coastal Plan Section C-HS-3. The proposal also includes expansion of the existing 215-square-foot cashier's stand to 1,930 square feet convenience store.

The proposed conversion includes full interior remodel, alteration of interior partition walls, as well as minor exterior refinish to meet building code, as required. The proposed conversion would occur entirely within the existing building footprint and no new building footprint is proposed. The applicant has provided demolition plans which identify the number of interior walls that will be demolished to modify the building's use from commercial space to residential. Various site improvements would also be entailed in the proposed development, including general grading to accommodate the proposed project, the installation of a driveway, and a septic system.

The Marin County Local Coastal Plan Section C-HS-3 provides that residential developments in the Coastal Zone consisting of 2 or more units provide 20 percent of the total number of units to be affordable by households of very low or low income. For the proposed new multi-family housing on the property at 11401 State Route 1, Point Reyes, the inclusionary requirement is therefore 1 affordable unit.

Inclusionary housing calculation for residential development in Coastal Zone			
Project size (# of units)	"Decimal Fraction" Inclusionary Requirement	# affordable units required	Fee (\$) required
1	0.20	Fee may apply	Fee may apply
2	0.40	0	\$145,126.80
3	0.60	1	None
4	0.80	1	None
5	1.00	1	None
6	1.20	1	\$72,563.40
7	1.40	1	\$145,126.80
8	1.60	2	None
9	1.80	2	None
10	2.00	2	None