

Marin County Deputy Zoning Administrator
Regular Meeting
Thursday, February 1, 2024 - 10:00 A.M.

The public hearing began at 10:01 a.m.

1. SYDRIEL COASTAL PERMIT AND USE PERMIT (PROJECT I.D. P4258) AND CEQA EXEMPTION Planner: Immanuel Bereket The project is located at 11401 State Route 1, Point Reyes, further identified as Assessor's Parcel 119-198-03. (This item was continued from the hearing of January 18, 2024.).

In response to a question from the Deputy Zoning Administrator (DZA - Megan Alton), Immanuel Bereket, staff, commented on the emails he had received overnight and he ended printing out emails at 9 a.m.

The public hearing was opened for testimony.

The applicant/owner(s) and the following members of the audience spoke: Julie Valley (applicant), Mark Switzer (Pt Reyes Station Village Association), Laura Leek, Pamela Bridges, Bobbi Loeb, Ivan Light (Inverness Ridge Association), David Morris, Kay McMan, Nick Whitney, Steve Antonaros (PRVA - member), Barbara Eastman, Bruce Mitchell, Shirley Salzman, Deborah Jones, Cynthia Skovlin, Michelle Davis, Diane Poslosky, Jeffra Hull, Sharron Drake, Heidi Koenig (Shoreline Unified School District - Board Member), Virginia Kelly, Lionel Vincenti.

The public hearing was closed for testimony after everyone had spoken.

In response to the DZA, staff, commented on the historic information for the site. Staff commented on the project and the application process for the zoning for the property.

Staff made changes to the resolution:

Page 1, item #3 - Resolution to reflect today's date and add a sentence that this is a continued hearing.

Page 5, correct the appeal period to 10 business days and correct the hearing date.

Staff mentioned that mixes uses can be in the zoning for this property.

Maurice Armstrong, DPW - Land Development Engineer, stated that DPW would like to add conditions from their memo that was dated yesterday. In response to DZA, DPW staff commented on the parking for the property, what is required for this size lot,

commented that motorcycle parking is not in their code, and mentioned that parking for bicycle's is located on the back part of the lot.

In response to the DZA, staff commented that the application was applied for back in 2021 and that the application has gone through the normal process and it was not fast tracked. Staff also commented that safety procedures are being adhered to for the gas station.

The DZA commented on the project.

The Deputy Zoning Administrator adopted the revised Resolution and approved the Sydriel Coastal Permit and Use Permit.

The DZA requested staff to add special condition #3 - regarding lighting.

The Deputy Zoning Administrator informed all parties of interest that this action may be appealed to the Marin County Planning Commission within ten (10) business days (February 15, 2024).

The DZA adjourned the hearing at 11:15 a.m.