

**M E M O R A N D U M**

**TO: Marin County Planning Commission**  
**FROM: Immanuel Bereket, Principal Planner**  
**DATE: January 30, 2024**  
**RE: Agenda Item No. 1– Sydriel Coastal Permit and Use Permit**

Since January 17, 2024, the applicant has submitted a revised site plan, floor plan, and traffic memorandum. The Department of Public Works staff have reviewed the traffic memorandum and the revised site plan and found it complete. Additionally, in response to public comments, the applicant revised the site plan to clearly demonstrate that the project meets the Housing Accountability Act's definition of a mixed-use.

Additionally, the County has received numerous written comments. Enclosed, please find a revised and updated resolution, written comments submitted since the last hearing, and a revised site plan that the applicant submitted.

The draft resolution appears in track changes where deleted text is in ~~strikethrough~~ text while new text is underlined. The draft resolution has been revised to reflect updated LCP references as well as the revised set of plans the applicant submitted.

**ATTACHMENTS:**

1. Revised Resolution
2. Post-publication correspondence
3. Revised Site Plan and floor plan
4. Department of Public Works, memorandum dated January 29, 2024

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. \_\_\_\_\_  
A RESOLUTION APPROVING THE SYDRIEL COASTAL PERMIT AND CONDITIONAL USE PERMIT  
11401 STATE ROUTE 1, POINT REYES STATION  
ASSESSOR'S PARCEL: 119-198-03

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SECTION I: FINDINGS

1. **WHEREAS**, the applicant, Matt Donohue, on behalf of property owners Sydriel LP, requests a Coastal Permit and Conditional Use Permit approval to convert an existing commercial structure to five residential units while expanding an existing convenience store from a 215-square-foot cashier's stand to a 4,930-1,901-square-foot store, which includes a 73-square-foot utility closet. The proposed five units will consist of three two-bedroom units ranging in size from 802-839 to 843-854 square feet and two one-bedroom units ranging from 594-626 to 593-626 square feet. One of the residential units would be offered as a low-income household to comply with the County's inclusionary requirements enumerated in Marin Development Code Section 2220.22.020, Table 3-4a.

The proposed project includes complete interior improvements, including demolition and installation of interior walls, a new foundation with a slab-on-grade system, and other interior remodeling to enable residential use. All proposed interior and exterior improvements would occur entirely within the existing footprint of the building. The project would enclose the existing 150 square feet of covered porched areas into habitable space, resulting in an increase in building area from 5,650 to 5,800 square feet and an increase in floor area ratio (FAR) from 22.60 percent to 23.20 percent on the 25,000 square foot developed lot. The existing building height of 25 feet nine inches would remain unchanged.

Proposed exterior alternations include installing a roof-mounted equipment well, removing the existing rear deck, and installing a new sidewalk and a propane-powered backup generator with an automatic transfer switch to power the entire building, including fuel dispensers. The project proposes to install a new PG&E transformer with a main electrical distribution panel intended to facilitate the installation of a separate meter per residential unit as well as commercial uses.

Various site improvements would also be entailed in the proposed development, including general grading to accommodate the proposed project, the removal of one Monterey Pine tree (six inches diameter breast height), a bike rack, six new water meters, and a 1,000-gallon propane tank to dispense bulk propane to commercial customers.

The property is located at 11401 State Route 1, Point Reyes Station, and is further identified as Assessor's Parcel 119-198-03.

2. **WHEREAS**, on January 18, 2024, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. **WHEREAS**, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) because the proposed conversion would occur primarily within an existing building, and no new additional site disturbance will occur. Therefore, the project qualifies for exemption under Section 15061(b)(3).

Further, the project is also exempt under Section 15303 Class 3 of the CEQA Guidelines because the proposed conversion from a commercial to a mixed-use building and the installation of small utility systems are specifically exempt from CEQA under this section. Therefore, the project is exempt from CEQA because it will not have any impact on the environment.

4. **WHEREAS**, the project is consistent with the goals and policies of the Marin Countywide Plan for the following reasons:

- A. The project site was previously developed as a gasoline service station and multi-tenant commercial building. Onsite vegetation is limited to non-native ornamental plants, except for one Monterey tree. The tree was planted directly above existing septic mains, and its roots have caused the septic system to fail. No other vegetation is proposed for removal. Therefore, the proposed infill project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- B. The project site is developed as a gasoline service station and with other commercial uses. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide a habitat for special-status species of plants or animals. Since the project will occur entirely within the property boundaries and on previously improved grounds, the project would not affect special-status species. Therefore, the proposed infill project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals, and no offsite impacts are anticipated due to the project.
- C. The infill project would occur on a site developed as a gasoline service station and a multi-tenant commercial building, and site disturbance would be limited to the site. Therefore, the proposed infill project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, Baylands, or woodlands.
- D. As described above, the project would occur on previously disturbed and improved grounds and limited to the site. There are no riparian habitats on the property. The project would not encroach into a Wetland Conservation Area (WCA). Therefore, the project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas (SCA) or Wetland Conservation Areas (WCA).
- E. The applicant has provided a Storm Water Pollution and Prevention Plan (SWPPP) for the project prepared in accordance with the Bay Area Storm Water Management Agency Association (BASMAA) requirements. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.

- F. The applicant has provided a geotechnical report prepared by PJC & Associates Inc., dated April 11, 2023. The geotechnical investigation states no active faults traverse the project site. The report also indicates that a large earthquake centered on any of the active faults in the region, including the San Andreas Fault (approximately 650 feet), could impact the project site. The geotechnical report includes recommendations for site preparation and grading, placement and compaction of engineered fill, foundation design, parameters for slabs-on-grade and concrete flatwork, drainage, and more.

The Marin County Building and Safety Division will ensure that the project design incorporates the recommendations in the geotechnical report and that it complies with the current California Building Standards Code, which includes detailed structural design requirements intended to provide adequate structural integrity to withstand the maximum credible earthquake and the associated ground motion acceleration. Compliance with the applicable building codes will maximize the structural stability of the proposed building and minimize the potential for damage and injury during an intense seismic event. As such, the project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during the review of the Building Permit application.

- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during the review of the Building Permit application.

- 5. **WHEREAS**, the project is consistent with the goals and policies of the Point Reyes Station Community Plan for the following reasons:

- A. **Community character.** The project is located in downtown Point Reyes Station along Shoreline Highway between Mesa Road and A Street. The project site is surrounded by commercial developments in the west, east, and south, while the area to the north is developed with single-family residences. The Point Reyes Station Community Plan's vision for this area is to maintain a commercial core (Objective CL-1.0) while encouraging the construction of affordable housing development.

The developed project site is an underutilized lot in downtown Point Reyes Station. The proposed project would encourage more efficient use of the property by repurposing the site as a high-density mixed-use development with five residential units, including one below-market rate unit, and 1,930 square feet of commercial space with exterior modifications that will retain the site's existing architecture. The residential units would be located in close proximity to commercial and employment resources, thereby furthering Objective CL-1.0 of the Point Reyes Station Community Plan.

Additionally, the proposed project would further the County's goal of creating a range of housing types to meet the diverse needs of the community by adding five residential units to the Point Reyes Station's overall housing inventory. The unit mix would comprise three two-bedroom units ranging in size from 802 to 843 square feet and two one-bedroom units ranging from 591 to 593 square feet. Therefore, the project complies with Objective CL-1.0 as it represents a mixed-

use infill development in the heart of downtown, where such uses are encouraged by the Point Reyes Station Plan.

**B. New residential development in Point Reyes station.** The proposed project would not alter the existing building height, bulk, and mass. All the residential units will be created within the existing building shell, and all exterior modifications will be indiscernible and limited to the minimum required to comply with egress and ingress requirements of the California Building and Fire codes. All reasonable design efforts have been made to maintain the existing design of the building while respecting and maintaining the eclectic architectural heritage of the surrounding neighborhood. As conditioned, the project is compatible with the scale, style, and colors of the existing surrounding development and incorporates design elements that respect the existing surroundings and developments in the immediate area. Therefore, the proposed project would be consistent with Land Use Plan Policy C-PRS-5.

**C. Lighting.** All proposed exterior lights will be required to be shielded and downward facing, thereby complying with Land Use Plan Policy C-PRS-6 (Lighting).

6. **WHEREAS**, the project is consistent with the mandatory findings Coastal Permit (Marin County Local Coastal Program Implementation Plan Section 22.70.070) for the following reasons:

**A. Coastal Access.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Coastal Access section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.180 (Public Coastal Access). Where the project is located between the nearest public road and the sea, a specific finding must be made that the proposed project, as conditioned, is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act (commencing with Section 30200 of the Public Resources Code)

The project is located more than four miles inland of the Pacific Ocean and more than one and one-half miles from Tomales Bay at an elevation of approximately 37 feet above sea level. Therefore, the proposed infill project is consistent with the LUP public coastal access policies (C-PA-3, C-PA-4, C PA-17, C-PA-21).

**B. Biological Resources.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Biological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.050 (Biological Resources).

A review of the California Natural Diversity Data Base, prepared by the State Department of Fish and Wildlife, indicates no riparian corridors, wetlands, Baylands or woodlands present on the project site. Further, since the project will occur within the area of the lot that was previously graded, potential effects to biological species are not anticipated with the project.

- C. Environmental Hazards. The proposed project, as conditioned, is consistent with the applicable policies contained in the Environmental Hazards section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.060 (Environmental Hazards).**

On July 13, 2021, the Board of Supervisors voted to activate the certified Local Coastal Program (LCP) Amendments. All portions of Marin's LCP Amendments have been approved by the Board of Supervisors and certified by the Coastal Commission with the exception of chapters related to environmental hazards, which remain the subject of on-going work and public input. As a result, those sections of the original versions of the LCP, certified by the Coastal Commission in 1980 (Unit I) in 1981 (Unit II) and the Marin County Interim Code Sections 22.56.130I.H, 22.56.130I.K, and 22.56.130I.L still apply to environmental hazards and are further discussed in the Interim Code section of this report.

- D. Agriculture and Mariculture. The proposed project, as conditioned, is consistent with the applicable policies contained in the Agriculture and Mariculture sections of the Marin County Land Use Plan and the applicable agricultural and maricultural standards contained in Chapter 2220.32.**

The proposed infill project entails installing a septic system and the conversion of an existing commercial space to a mix of commercial and residential use. It is located within an area governed by the C-VCR-B2 (Coastal, Village Commercial Residential combined) district, which allows a mix of residential and commercial uses. As the site does not entail agricultural or maricultural uses, this finding does not apply.

- E. Water Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Water Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.080 (Water Resources).**

Grading and drainage improvements for the approved project would comply with the Marin County standards and best management practices required by the Department of Public Works. Additionally, water services are provided by the North Marin Water District (NMWD). Therefore, the project is consistent with the LUP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff that would adversely affect the quality of coastal waters (C-WR-1, C-WR-2, C-WR-3, C-WR-6).

- F. Community Design. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Design section of the Marin County Land Use Plan and the applicable standards contained in Section 2220.64.100 (Community Design).**

The subject property is located within the downtown Point Reyes area, developed with a mix of commercial structures and residential uses scattered throughout. The surrounding area is generally flat, with structures constructed with varying development patterns, heights, and architectural styles. The proposed project would occur entirely within the existing building footprint with

indiscernible exterior modifications primarily intended to comply with the California Building Code.

Because of the flat terrain of the location, there are no up-slope and down-slope views or coastal views. There are no designated scenic vistas in the area, although there is a brief vista from State Route 1 with an overview of the mountain range to the west. This view would be unaffected by the project because no exterior modification is proposed that would impair or otherwise degrade available views.

As such, the project is consistent with the Point Reyes Station Community Standards under Marin County Implementation Plan Section 22.66.070, LUP policies related to development in Point Reyes (Land Use Plan Policy C-PRS-5) because the height, scale, and design of the project are compatible with the existing pattern of development in the neighborhood. The proposed project is also consistent with Land Use Plan Policy Land Use Plan Policy C-PRS-1, which encourages the maintenance of the existing mix of residential and small-scale historic community character in Point Reyes Station. The proposed exterior modifications would largely retain the existing architecture of the building. The proposed updates and modifications are necessary to comply with the Building and Fire Codes currently in effect.

**G. Community Development. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Development section of the Marin County Land Use Plan and the applicable standards contained in Chapter 2220.66 (Community Development).**

The project site is located within the downtown area of Point Reyes Station, which is developed with a mix of residential and small-scale commercial development. As proposed, the project would further the small-scale, historic community character in Point Reyes Station as the proposed exterior modifications are indiscernible and limited to comply with the California Building and Fire codes currently in effect. Further, the project entails the conversion of a commercial building to a mixed-use building in an area where such developments are encouraged by the underlying zoning district as well as the applicable community plan. Therefore, the project is consistent with this finding.

The proposed project would further the commercial and mixed-use composition of the downtown area. The project would locate residential units and a convenience store in the heart of downtown. By providing five residential rental units, including one unit restricted to low-income households, the proposed infill project would provide public benefit and would be consistent with the policies of the Countywide Plan for infill development near existing roads and public transportation routes. Further, the project is consistent with the intent of the Point Reyes Station and represents a development that is sensitive to the existing built environment and will result in a mixed-use project that provides an appropriate mix of commercial and four market-rate units, one unit dedicated for low-income families within the core downtown area.

- H. Energy. The proposed project, as conditioned, is consistent with the applicable policies contained in the Energy section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.120 (Energy).**

The project would be required to satisfy all energy-saving standards as required by the County's Building and Safety Division prior to the issuance of a building permit. Therefore, the project is consistent with the LUP energy policies (LUP Policies EH-2.1, EH-2.3, and CD-2.8) and this finding because it would be constructed in conformance with County energy efficiency standards, as verified during the review of the Building Permit application.

- I. Housing. The proposed project, as conditioned, is consistent with the applicable policies contained in the Housing section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.130 (Housing).**

The project is consistent with the LUP housing policies to address low- and moderate-income housing needs in the Coastal Zone (LUP Policies C-HS-1) because the project would not remove housing subject to a recorded covenant, ordinance, or law that restricts rents to levels of affordable to persons and families of lower or very low income or subject to any other form of rent or price control. Instead, the project would create five new dwellings, including one dwelling unit that would be deed-restricted to a low-income household to comply with the County's inclusionary requirements enumerated in Marin Development Code Section 202.22.020, Table 3-4a.

Additionally, as stated above, the project site contains two unpermitted dwelling units that are currently occupied. In order to protect the tenants from displacement, a condition of approval requires that the applicant enters into a regulatory agreement in order to provide limited tenant protections that include relocation assistance and first right of refusal.

Further, the Regional Housing Needs Assessment (RHNA) for the Sixth Housing Element Cycle (2023-2021) estimates that the unincorporated County will experience demand for 3,561 new dwelling units, including 1,734 for extremely- and very-low income, 512 for moderate-income, and 1,323 for above moderate-income households. By contributing four rental dwelling units to the County's housing stock, including one reserved for lower-income households, the proposed project would help to meet the County's projected housing demand.

- J. Public Facilities and Services. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Facilities and Services section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.140 (Public Facilities and Services).**

The North Marin Water District (NMWD) currently provides water to the project site, and the NMWD will continue to provide water to the site once it is constructed. Additionally, on November 13, 2023, the Environmental Health Division (EHS) conditionally approved the applicant's new septic system.



Therefore, the project is consistent with the LUP public facilities and services policies (C-PFS-1 and C-PFS-7), and this finding because the project would be adequately served by existing public water service and the proposed an onsite sewage disposal system located on the existing residential lot that would be adequately sized to meet the needs of the development, as verified during the review of the Building Permit application.

- K. Transportation. The proposed project, as conditioned, is consistent with the applicable policies contained in the Transportation section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.150 (Transportation).**

The project is located in downtown Point Reyes Station along Shoreline Highway between Mesa Road and A Street. Access to the residential units would be provided from A Street, while commercial uses would continue to be accessed from Shoreline Highway between Mesa Road. Therefore, the project is consistent with the LUP transportation policies (C-TR-1 and C-TR-2) and this finding because the project would not entail any alterations to existing roadway facilities or adversely impact the scenic quality of Highway One.

- L. Historical and Archaeological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Historical and Archaeological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.160 (Historical and Archaeological Resources).**

Although the project site is within the historic downtown Point Reyes Station, the project site is not listed in the California Register of Historical Resources nor the National Register of Historic Places. The subject commercial structure was built in 1958 and has been modified over the years to accommodate different commercial tenants and their needs. Therefore, the project is consistent with the LUP historical and archaeological resources policies (C-HAR-2, C-HAR-8) and this finding because the project would not impact historic district boundaries and would not affect historical, archaeological, or paleontological resources.

- M. Parks, Recreation, and Visitor-Serving Uses. The proposed project, as conditioned, is consistent with the applicable policies contained in the Parks, Recreation, and Visitor-Serving Uses section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.170 (Parks, Recreation, and Visitor-Serving Uses).**

The project site is not located adjacent to any public park or open space, and the project does not entail any construction or development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses. Therefore, the project is consistent with the LUP policies for parks, recreation, and visitor-serving uses (C-PK-1 and C-PK-3), and this finding because the project is proposed entirely within an existing building footprint and does not entail any construction of development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses.

**Mandatory findings for Coastal Permit approval pursuant to Marin County Code Section 20.64.060.**

**A. Dune Protection (Marin County Interim Code Section 20.64.060.A)**

The project site is not located in a dune protection area as identified by the Natural Resources Map for Unit I of the Local Coastal Program. Therefore, the project is consistent with this finding because no dunes are located on the site.

**B. Shoreline Protection (Marin County Interim Code Section 20.64.060.B)**

The project site is not located adjacent to the shoreline or within a bluff erosion zone. The proposed project does not involve shoreline protection work, will not restrict navigation, mariculture, or other coastal use, and will not create a hazard in the area in which it is built. Therefore, this criterion is met.

**C. Geologic Hazards (Marin County Interim Code Section 20.64.060.C)**

Although the project site is not located near a Fault Zone, it would be subjected to strong ground shaking during a proximate seismic event. The Marin County Community Development Agency, Building, and Safety Division will require seismic compliance with the California Building Code prior to issuance of a project building permit.

**Mandatory Findings for Conditional Use Permit (Marin County Code Section 22.48.040)**

**A. The proposed use is allowed, as a conditional use, within the subject zoning district and complies with all of the applicable provisions of this Chapter.**

The proposed project is located in the C-VCR-B2 (Village Commercial Residential, combined) zoning district. Under the Marin County Local Coastal Program, Implementation Plan Section 20.62.080.D, Table 5-3-c, the creation or construction of multi-family housing development is designated as a conditionally permitted use. Additionally, the Marin County Local Coastal Program, Implementation Plan Section 20.62.080.D, Table 5-3-e requires approval of a conditional use permit for the installation of a public utility facility (PG&E) transformer on private property. Therefore, the proposed project is allowed subject to the approval of a conditional use permit and, as conditioned herein, the project is consistent with the Countywide Plan, the Point Reyes Station Community Plan, and the C-VCR-B2 zoning district.

**B. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.**

In general, buildings in the vicinity are nondescript, one- to two-story commercial and single-family residential structures. The proposed infill project consists of the renovation and conversion of an exclusively commercial building to a mix of residential and commercial uses in a district where such uses are encouraged by the underlying zoning district, the Local Coastal Program, the Countywide Plan, and the community plan. The project would retain the overall existing exterior color and material palette, with the commercial portions of the building having a

color and material palette that distinctly differs from and complements the residential portion of the building. The project proposes new window and door openings, awning covers over all new windows, and proposes to refinish the entire exterior to match the existing colors and material palette that consists of a combination of wood siding in dark green, corrugated metal in yellow colors, and stucco finish in yellow colors.

The proposed new window placement, coupled with the application of said materials, results in an overall building design that is sensitive to and complementary to the surrounding neighborhood ambiance and architecture. Each facade is modulated in various ways with projected awnings, a variety of finishes, and consistent fenestration placement patterns that further enhance building articulation and increase visual interest. The yellow and green color palette would be appropriate for a mixed-use project in an area developed with eclectic architectural styles, resulting in a project that is responsive to the site and neighborhood context.

Further, exterior light will be required to be shielded and downward facing. The project would be required to comply with County Code Section 24.04.410, which mandates the use of shielded lighting fixtures so as not to produce an obtrusive glare on the public right-of-way or adjoining properties.

- C. That granting the Conditional Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.**

The proposed project fills a rental housing need in the immediate neighborhood. The location for this use is well suited, as it is well-served by appropriate roads, parking, and transit stops. Therefore, the project is consistent with this finding.

## **SECTION II: ACTION**

NOW THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Deputy Zoning Administrator and is subject to the conditions of project approval.

This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

## **SECTION III: CONDITIONS OF PROJECT APPROVAL**

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Sydriel Coastal Permit and Conditional Use Permit, subject to the conditions as specified below:

**CDA-Planning Division**

1. This Coastal Development Permit and Conditional Use Permit approval authorizes the conversion of an existing commercial structure to five residential units and the expansion of an existing convenience store from a 215-square-foot cashier's stand to a 1,930,901-square-foot store, which includes a 73-square-foot utility closet. The proposed five units shall consist of three two-bedroom units ranging from 802-839 to 843-854 square feet in size and two one-bedroom units ranging from 594-626 to 593-632 square feet in size. One of the residential units shall be deed-restricted as a low-income household to comply with the County's inclusionary requirements enumerated in Marin Development Code Section 2220.22.020, Table 3-4a. The proposed project shall also include the installation of a roof-mounted equipment well, the removal of the existing rear deck, and the installation of a new sidewalk and propane-powered backup generator with an automatic transfer switch to power the entire building, including fuel dispensers and canopy, and a new PG&E transformer and main electrical distribution panel, which would allow for the installation of a separate meter for each tenant.

All proposed interior and exterior renovations of the building shall occur within the existing footprint of the building. The enclosure of the existing 150 square feet of covered porched areas shall increase building area from 5,650 square feet to 5,800 square feet and the floor area ratio (FAR) shall increase from 22.60 percent to 23.20 percent. The existing building height of 25 feet nine inches shall remain unchanged.

Various site improvements may also be entailed in the proposed development, including general grading to accommodate the proposed project, the removal of one Monterey Pine tree 6-foot diameter breast height, a bike rack and six new water meters, and a 1,000-gallon propane tank to dispense bulk propane to customers and power the generator.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Point Reyes Station coastal Permit and Use Permit," consisting of 28 sheets prepared by Matthew E. Donohue, received in final form on November 21, 2023, site plan and floor plans received in final form on January 23, 2024, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall modify the project to conform to the following requirements:

a. The landscape plan shall be modified to include a minimum of 50 percent of plantings that are native to Marin County, as identified by the Marin Chapter of the California Native Plant Society.

a-b. The commercial component of the project shall not exceed 1,901 square feet in floor area.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall enter into a Regulatory Agreement with an Affirmative Marketing Plan, as prepared by the County, and paid for by the applicant. The Agreement shall comply with applicable requirements in Chapter 22.22 of the Marin County Code. The Agreement shall acknowledge that the project includes one rental unit that is income-restricted in perpetuity. The unit shall be offered at an affordable rent not exceeding 30 percent of the gross income of

households earning at most 60 percent of Area Median Income, adjusted for household sizes. The rental prices shall be established by the County or its designee and shall be based on the number of bedrooms. See Marin County Development Code Article VIII for definitions of Affordable Rent and Area Median Income.

The Agreement shall specify provisions for income certification and screening of potential renters of units, and specify resale control mechanisms, including the financing of ongoing administrative and monitoring costs, and comply with the requirements of Marin County Code Section 22.22.120.C. In addition, the following provisions shall apply:

- A. Maximum rent shall be adjusted for the family size appropriate for the unit pursuant to California Health & Safety Code Section 50052.5 (h);
  - B. Rent shall include a reasonable allowance for utilities, as published and updated by the Housing Authority, including garbage collection, sewer, water, electricity, gas, and other heating, cooking, and refrigeration fuels. Such allowance shall consider the cost of an adequate level of service. Utilities do not include telephone service. Rent also includes any separately charged fees or service charges assessed by the lessor, which are required of all tenants, other than security deposits; and
  - C. The income restrictions shall run with the land.
  - D. Any residential tenant evicted or required to vacate any existing lawful or unlawful residential unit as a result of this approval shall be: (1) provided with relocation assistance and (2) given the right of first refusal to reoccupy a residential unit on the site.
  - E. The developer shall provide tenant notification, via written communication in the language of the executed lease, that each dwelling is subject to Marin County's Just Cause for Eviction, Rental Housing Dispute Resolution (Mandatory Mediation), and Source of Income ordinances.
4. The developer shall provide tenant notification, via a lease or deed covenant, that each dwelling unit is located in a mixed-use area that includes commercial, food service and entertainment uses, and that each occupant shall not seek to impede their lawful operation.
5. Unless a public emergency services provider recommends otherwise or unique circumstances necessitate a change, the street address for the commercial unit shall remain 11401 State Route 1, Point Reyes Station, and the residential units shall be 11401 State Route 1, Unit #1 through Unit #5, Point Reyes Station.
6. The project shall conform to the Planning Division's "Uniformly Applied Standards 2024" with respect to all of the standard conditions of approval and the following special conditions: 4.

#### **SECTION IV: VESTING**

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within

three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

**SECTION V: APPEAL RIGHTS**

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than ten business days from the date of this decision (Thursday, February 1, 2024).

**SECTION VI: ADOPTION**

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 18<sup>th</sup> day of January 2024.

---

Megan Alton  
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:

---

Michelle Reed  
DZA Recording Secretary

## Immanuel Bereket

---

**From:** pamel bridges <p.bridges@mac.com>  
**Sent:** Tuesday, January 30, 2024 2:30 AM  
**To:** Immanuel Bereket  
**Subject:** Point Reyes Gas for the record

[You don't often get email from p.bridges@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

from francine allen, inverness

>>  
>> To Immanuel Bereket:  
>>  
>> The changes proposed by the Redwood Oil Corporation to the entire north end of our small town will severely deteriorate the quality of life of locals and visitors unless crucial controls and limitations are required by County Planning. This isn't just another proposed renovation and expansion; the preservation of our town depends upon the sensitivity and control of the County.  
>>  
>> Serving the needs of visitors is necessary. Serving the demands of capitalism is unavoidable. But the impact of this proposal upon the town as a whole must be primary.  
>>  
>> The development will impact the traffic patterns at the intersection of Highway 1 and the main street through town and requires an extraordinarily sensitive and creative approach to parking requirements, fueling access, and traffic flow. This point is the vehicular artery for all Mesa residents. Children walking to town or after school activities held at the Dance Palace will be vulnerable to increased numbers of drivers unfamiliar with the pattern of traffic and pedestrians.  
>>  
>> A great concern is the increase in trash. The town is already overwhelmed by its visitors' garbage. The County's admirable program for recycling and curbing the generation of trash does not address the single use trash generated by a large convenience store: i.e. the packaging of snack items such as chips, candy, cookies, drinks, ice cream bars, etc. Who will be responsible for picking up this garbage discarded (where?!) by the annual two million strolling visitors? The unincorporated town of Point Reyes Station has no means to manage the trash created by a large convenience store. The County must develop a means of direct support to manage trash that results from development plans it approves in this unincorporated area.  
>>  
>> Unique and vulnerable: I know no better words to characterize the community that centers its commercial and social activity in the small town of Point Reyes Station. The town also delights and calms the hearts and minds of our visitors. Its character, the community's well-being, and the safe flow of pedestrian and vehicular traffic must not be sacrificed.  
>>  
>> The scale of Redwood Oil's project, its mowing down of an entire end of town, must be assessed within the context of preserving and enhancing what exists.  
>>  
>>  
>





Regards,

Manny

<image001.jpg>

-----  
Immanuel Bereket | Principal Planner

Housing Specialist

County of Marin | Community Development Agency

3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903

(415) 473-2755

[lbereket@marincounty.org](mailto:lbereket@marincounty.org)

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<DRAFT PARKING PLAN.pdf>

<Trip Generation Study for 11401 State Route 1.pdf>

## Immanuel Bereket

---

**From:** Laura Arndt <laura.l.arndt@att.net>  
**Sent:** Thursday, January 25, 2024 4:00 PM  
**To:** Immanuel Bereket; pam bridges  
**Subject:** Zoom to meeting

[You don't often get email from laura.l.arndt@att.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello Manny,  
People have been asking if there will be a zoom link to the meeting on Thursday.  
Could you let us know and we will post it for folks who can't make the meeting in person.  
Thank you  
Laura Arndt

## Immanuel Bereket

---

**From:** Laura Arndt <laura.l.arndt@att.net>  
**Sent:** Thursday, January 25, 2024 4:00 PM  
**To:** Immanuel Bereket; pam bridges  
**Subject:** Zoom to meeting

[You don't often get email from laura.l.arndt@att.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello Manny,  
People have been asking if there will be a zoom link to the meeting on Thursday.  
Could you let us know and we will post it for folks who can't make the meeting in person.  
Thank you  
Laura Arndt

## Immanuel Bereket

---

**Subject:** FW: A question and Happy New Year!

**From:** Heather Furmidge <[heatherfurmidge1@gmail.com](mailto:heatherfurmidge1@gmail.com)>

**Sent:** Sunday, December 31, 2023 10:17 AM

**To:** Morgan Patton <[Morgan.Patton@MarinCounty.gov](mailto:Morgan.Patton@MarinCounty.gov)>; Heather Furmidge <[heatherfurmidge1@gmail.com](mailto:heatherfurmidge1@gmail.com)>

**Subject:** A question and Happy New Year!

You don't often get email from [heatherfurmidge1@gmail.com](mailto:heatherfurmidge1@gmail.com). [Learn why this is important](#)

Hi Morgan,

Happy Almost New Year!! I hope you're settling into your new job well and I imagine that you're finding it challenging and super-interesting!

I have a question for you that I'm hoping you can help me with. The Point Reyes Village Assn has been following the plans submitted by the Point Reyes Gas Station owner to add/modify 5 housing units (yay!) and a convenience food store (slightly less yay) to the existing footprint of the station. I'm a Village Assn member, so that's where I've heard some about this project.

What I could use your help with is understanding what kinds of permits and approvals are needed for this project and what the process and timeline are. Also, where could I find information or anything about it on Marin County's website?

Specifically, one of my concerns about the project (shared by others) is the pedestrian and vehicle impacts of the increased density of retail use. We are all aware that the corner of Hwy 1 and Mesa Rd is one of the busiest in town - and that the intersection of A and 4th Sts where Hwy 1 turns left confuses tourists and pretty much everyone else. In addition, gas station egress and ingress is dangerous and confusing as it stands now.

One of the things I'm hoping for, which I haven't seen any evidence of (so if it exists, great!) is a congestion and/or circulation study so we can all understand how pedestrians and the residents of the new housing units can safely navigate the new layout (including the kids from the school who will no doubt be eager visitors), where cars will be parked, and how large vehicles towing things like chippers will get in and out of the pumping bays. Will there be crosswalks and sidewalks along that side of the street, which don't exist currently?

Your guidance would be much appreciated - including pointing me to someone who can help with my questions.

Hoping that you and your family are planning warm, safe, joy-filled holidays and here's to 2024!

Thanks,

Heather

415-971-5471



With gratitude for your service,

Michele Stone

Inverness Park

## Immanuel Bereket

---

**From:** Immanuel Bereket  
**Sent:** Monday, January 29, 2024 8:17 AM  
**To:** Immanuel Bereket  
**Subject:** FW: A question and Happy New Year!

**From:** Immanuel Bereket <[Immanuel.Bereket@MarinCounty.gov](mailto:Immanuel.Bereket@MarinCounty.gov)>  
**Sent:** Friday, January 5, 2024 10:27 AM  
**To:** Morgan Patton <[Morgan.Patton@MarinCounty.gov](mailto:Morgan.Patton@MarinCounty.gov)>  
**Subject:** RE: A question and Happy New Year!

Hi Morgan,

I'd be happy to discuss the review process in greater detail. Here is the basic outline:

- On **September 11, 2023**, a Coastal Permit and Conditional Use Permit applications.
  - Upon receipt, the application was transmitted to the Environmental Health Services Division (EHS), the Housing Division, the Department of Public Works (DPW), the California Coastal Commission (CCC), the Fire Department, and it was posted online.
  - Staff received written memorandums from EHS, DPW, the Point Reyes Station Village Association, and an e-mail correspondence from the CCC.
- On September 13, 2023, a webpage was created for the project, which you can access here: [Sydriel Coastal Permit and Use Permit \(P4258\) - County of Marin \(marincounty.org\)](https://www.marincounty.org/Coastal-Permit-and-Use-Permit-P4258)
- On **September 13, 2023**, a notice was posted on the project site, identifying the applicants and describing the project and its location, as well as listing the website where information about the project can be found.
- On **October 9, 2023**, the application was deemed incomplete.
- On **October 25, 2023**, the applicant submitted revised materials, which were promptly recirculated to DPW, EHS and the CCC.
  - Staff received written memos from DPW and EHS and an e-mail correspondence from the CCC.
- On **November 13, 2023**, the application was deemed incomplete due to partial resubmittal of the application.
- On **November 17, 2023**, the applicant submitted a complete set of plans, and, on **November 28, 2023**, the application was deemed complete.
- On **November 28, 2023**, a Notice of Reffeval was posted online and sent to service providers, community groups, interested parties, etc.
- On **December 26, 2023**, a public hearing notice was sent to property owners of record within 300-ft radius, service providers, community groups, interested parties, etc. The public hearing is scheduled to occur on **Thursday, January 18, 2024**. All the agencies have recommended approval, including the Department of Public Works who exercises authority over matters related to traffic, parking, circulation etc. An infill project this size would not require a traffic study, analysis etc., because the existing commercial uses generate more trips than residential uses. DPW can explain this in greater details, but commercial uses generate more traffic/trips through the day as opposed residential uses that peak trip generation during morning even hours. Since the proposed uses would generate less traffic/trips than the existing conditions, a traffic study wasn't needed nor is there a nexus to require such a study,

**Types of permits required:**

- Coastal Development Permit approval is required under Marin County Local Coastal Program, Implementation Section 20.68.060.G, because the project involves installing a new septic system.
- A Conditional Use Permit is required under the Marin County Local Coastal Program, Implementation Section 20.62.080.D Table 5-3-c because the project involves the creation of multi-family housing in a Coastal Zone.
- A Use Conditional Permit is required under the Marin County Local Coastal Program, Implementation Section 20.62.080.D Table 5-3-e because the project involves the installation of a public utility facility (PG&E) transformer on a private property.

**Applicable Housing Laws:**

Government Code Section 65589.5(h)(2), commonly referred to as the Housing Accountability Act, provides that a Housing development project a use consisting of “[m]ixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.” Since the proposed consists of two-thirds residential, the project is considered a housing development project for purposes of compliance with the Housing Accountability Act.

Section 65589.5(j) of the Housing Accountabilit Act requires that when a proposed housing development project complies with applicable, objective general plan and zoning standards, a local agency may not deny the project or approve it with reduced density unless the agency makes written findings supported by substantial evidence that:

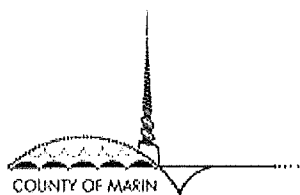
- a. The development would have a specific adverse impact on public health or safety unless disapproved or approved at a lower density; and
- b. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval or approval at a lower density.

Because the Base Project would comply with applicable, objective Countywide Plan and zoning standards, §65589.5(j) applies to this project. No significant, quantifiable, direct and unavoidable impacts, based on objective, identified written public health or safety standards, polices, or conditions, have been identified by staff. The project includes construction of five dwelling units.

Let me know if you have any questions or would like discuss this further.

Regards,

Manny




---

Immanuel Bereket | Principal Planner  
 Housing Specialist  
 County of Marin | Community Development Agency  
 3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903  
 (415) 473-2755  
[lbereket@marincounty.org](mailto:lbereket@marincounty.org)



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**From:** Jeremy Tejirian <[Jeremy.Tejirian@MarinCounty.gov](mailto:Jeremy.Tejirian@MarinCounty.gov)>  
**Sent:** Thursday, January 4, 2024 5:45 PM  
**To:** Immanuel Bereket <[Immanuel.Bereket@MarinCounty.gov](mailto:Immanuel.Bereket@MarinCounty.gov)>  
**Subject:** FW: A question and Happy New Year!

Hi Manny, I think this is your project. Could you reach out to her to follow up? Thanks.

**From:** Morgan Patton <[Morgan.Patton@MarinCounty.gov](mailto:Morgan.Patton@MarinCounty.gov)>  
**Sent:** Thursday, January 4, 2024 4:25 PM  
**To:** Jeremy Tejirian <[Jeremy.Tejirian@MarinCounty.gov](mailto:Jeremy.Tejirian@MarinCounty.gov)>  
**Subject:** FW: A question and Happy New Year!

Hi Jeremy,

I hope you are well and had a nice holiday and start to the new year. I am hoping you can help me with the below email questions that a community member submitted over the weekend. I would like to connect Heather with the planner so that her questions on the proposed project can be answered.

Many thanks!

Morgan

Morgan Patton  
Aide to Supervisor Dennis Rodoni  
she/her  
Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael CA 94903  
415-473-3246

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>



**From:** Heather Furmidge <[heatherfurmidge1@gmail.com](mailto:heatherfurmidge1@gmail.com)>  
**Sent:** Sunday, December 31, 2023 10:17 AM  
**To:** Morgan Patton <[Morgan.Patton@MarinCounty.gov](mailto:Morgan.Patton@MarinCounty.gov)>; Heather Furmidge <[heatherfurmidge1@gmail.com](mailto:heatherfurmidge1@gmail.com)>  
**Subject:** A question and Happy New Year!

You don't often get email from [heatherfurmidge1@gmail.com](mailto:heatherfurmidge1@gmail.com). [Learn why this is important](#)

Hi Morgan,

Happy Almost New Year!! I hope you're settling into your new job well and I imagine that you're finding it challenging and super-interesting!

I have a question for you that I'm hoping you can help me with. The Point Reyes Village Assn has been following the plans submitted by the Point Reyes Gas Station owner to add/modify 5 housing units (yay!) and a convenience food store (slightly less yay) to the existing footprint of the station. I'm a Village Assn member, so that's where I've heard some about this project.

What I could use your help with is understanding what kinds of permits and approvals are needed for this project and what the process and timeline are. Also, where could I find information or anything about it on Marin County's website?

Specifically, one of my concerns about the project (shared by others) is the pedestrian and vehicle impacts of the increased density of retail use. We are all aware that the corner of Hwy 1 and Mesa Rd is one of the busiest in town - and that the intersection of A and 4th Sts where Hwy 1 turns left confuses tourists and pretty much everyone else. In addition, gas station egress and ingress is dangerous and confusing as it stands now.

One of the things I'm hoping for, which I haven't seen any evidence of (so if it exists, great!) is a congestion and/or circulation study so we can all understand how pedestrians and the residents of the new housing units can safely navigate the new layout (including the kids from the school who will no doubt be eager visitors), where cars will be parked, and how large vehicles towing things like chippers will get in and out of the pumping bays. Will there be crosswalks and sidewalks along that side of the street, which don't exist currently?

Your guidance would be much appreciated - including pointing me to someone who can help with my questions.

Hoping that you and your family are planning warm, safe, joy-filled holidays and here's to 2024!

Thanks,

Heather

415-971-5471

-----Original Message-----

From: Immanuel Bereket

Sent: Monday, January 29, 2024 8:52 AM

To: pamela bridges <p.bridges@mac.com>

Cc: Maurice Armstrong <Maurice.Armstrong@marincounty.gov>; Dennis Rodoni <Dennis.Rodoni@MarinCounty.gov>

Subject: RE: gas station project

Pamela,

I am not aware of any State law that would allow us to bifurcate this project into multiple projects. In fact, there are laws that prohibit the bifurcation of a mixed-use project into multiple projects. Government Code Section 65589.5(h)(2), commonly referred to as the Housing Accountability Act, provides that a “[m]ixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use” is considered a housing development. Therefore, the proposed project is within the statute's definition of a housing development project and must be processed as such.

Regards,  
Manny

---

Immanuel Bereket | Principal Planner  
Housing Specialist  
County of Marin | Community Development Agency  
3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903  
(415) 473-2755  
[lbereket@marincounty.org](mailto:lbereket@marincounty.org)

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---

-----Original Message-----

From: pamela bridges <p.bridges@mac.com>

Sent: Monday, January 29, 2024 8:27 AM

To: Immanuel Bereket <[Immanuel.Bereket@MarinCounty.gov](mailto:Immanuel.Bereket@MarinCounty.gov)>

Cc: Maurice Armstrong <[Maurice.Armstrong@MarinCounty.gov](mailto:Maurice.Armstrong@MarinCounty.gov)>; Dennis Rodoni <[Dennis.Rodoni@MarinCounty.gov](mailto:Dennis.Rodoni@MarinCounty.gov)>

Subject: gas station project

[You don't often get email from [p.bridges@mac.com](mailto:p.bridges@mac.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

hello manny,

do the housing element laws prohibit decoupling the housing part of the development , which we support, from the propane refill station and the minimart projects?

we have many questions re: those 2 projects and are unclear why these developments cannot be separated and are not subject to more scrutiny?

( historic components of porch, parking and safety of refill station on residential street, and traffic/circulation issues of increased usage of minimart) if you could steer us to the code and rules of bundling developments within housing element that would help us out.

thank you

p

## Immanuel Bereket

---

**From:** Immanuel Bereket  
**Sent:** Monday, January 29, 2024 8:16 AM  
**To:** Rhonda Kutter; krisbrown681@gmail.com  
**Cc:** Immanuel Bereket  
**Subject:** RE: FW: 11401 St Rt 1., Pt Reyes Station

Hi Rhonda,

I am including Kris because he asked a similar question in the past.

There are two tracks of an appeal:

First Track:

Members of the public can submit their written comments directly to the project Immanuel Bereket via email at [Immanuel.Bereket@MarinCounty.org](mailto:Immanuel.Bereket@MarinCounty.org).

Any discretionary decision entered by the DZA is appealable to the Marin County Planning Commission. A discretionary decision made by the Planning Commission may be appealed to the Board of Supervisors. Thus, the Board of Supervisors has no active role in the application unless the application goes through the appeal process.

(Reference: LCP Implementation. Code, §§ 20.70.080, subd. (1)).

An appeal may be filed by any person affected by a discretionary determination or action.  
(Reference: LCP Implementation. Code, §§ 20.70.080, subd. (2)).

All appeals shall be filed with the Agency, in writing on a County appeal application form, prior to the close of the Planning Division's public service counter on the 10<sup>th</sup> business day after the decision that is the subject of the appeal, and shall specifically state the pertinent facts of the case and the basis for the appeal. Appeals shall be accompanied by the filing fee set by the fee schedule.

(Reference: LCP Implementation. Code, §§ 20.70.080, subd. (3)).

Appeals to the Planning Commission. The Planning Commission shall determine an appeal of the Director's or Zoning Administrator's action no later than its fourth regular meeting following the date on which the appeal was filed with the Agency.

(Reference: Marin County code, §§ 22.114.040, subd. (2)).

Appeals to the Board of Supervisors. The Board of Supervisors shall determine an appeal of a decision by the Planning Commission, Zoning Administrator, or Director no later than its eighth regular meeting following the date on which the appeal was filed with the Agency.

(Reference: Marin County code, §§ 22.114.040, subd. (2)).

Appeals to the Coastal Commission. Appeals must be filed in the office of the Coastal Commission prior to the close of business on the 10<sup>th</sup> working day after receipt by the Coastal Commission of the notice of final County action on the Coastal Development Permit that is the subject of the appeal.

(Reference: Marin County code, §§ 22.70.080, subd. (B)(2)(d)).

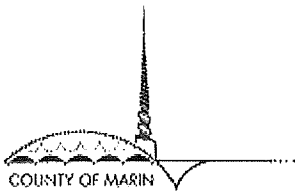
Second Track:

Appeals to the Coastal Commission. The DZA's decision can be appealed directly to the Coastal Commission prior to the close of business on the 10<sup>th</sup> working day after receipt by the Coastal Commission of the notice on the grounds that the County charges an appeal fee for the filing or processing of appeals.

(Reference: Marin County code, §§ 22.70.080, subd. (B)(2)).

Regards,  
Manny

Regards,  
Manny



---

Immanuel Bereket | Principal Planner  
Housing Specialist  
County of Marin | Community Development Agency  
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(415) 473-2755  
[lbereket@marincounty.org](mailto:lbereket@marincounty.org)

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**From:** Rhonda Kutter <[rlkutter@gmail.com](mailto:rlkutter@gmail.com)>  
**Sent:** Thursday, January 25, 2024 3:48 PM  
**To:** Immanuel Bereket <[Immanuel.Bereket@MarinCounty.gov](mailto:Immanuel.Bereket@MarinCounty.gov)>  
**Subject:** Fwd: FW: 11401 St Rt 1., Pt Reyes Station

You don't often get email from [rlkutter@gmail.com](mailto:rlkutter@gmail.com). [Learn why this is important](#)  
Hi Manny!

Thanks for all of your time on this.

Can you remind me of the appeal process? I believe a DZA decision can be appealed to the Marin County Planning Commission within ten (10) business days, and then that can be appealed to the BOS. And finally to the Coastal Commission too? Are there costs to this?

Thanks,  
Rhonda

----- Forwarded message -----

From: **Immanuel Bereket** <[Immanuel.Bereket@marincounty.gov](mailto:Immanuel.Bereket@marincounty.gov)>

Date: Thu, Jan 25, 2024 at 8:45 AM

Subject: FW: 11401 St Rt 1., Pt Reyes Station

To: pamela bridges <[p.bridges@mac.com](mailto:p.bridges@mac.com)>

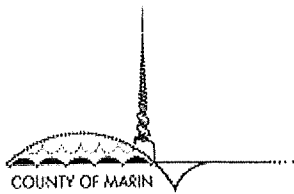
Cc: Stephen Antonaros <[santonaros@gmail.com](mailto:santonaros@gmail.com)>

FYI – The applicant submitted the attached two documents to the Department of Public Works yesterday afternoon.

Regards,

Regards,

Manny



-----  
Immanuel Bereket | Principal Planner

Housing Specialist

County of Marin | Community Development Agency

3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903

(415) 473-2755

[lbereket@marincounty.org](mailto:lbereket@marincounty.org)

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Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

--  
Rhonda Lynn Kutter, CMT  
CAMTC #15625  
415-250-1699--cell/work

*"Strive for excellence, not perfection." ~ H. Jackson Brown Jr.*



## Immanuel Bereket

---

**From:** Candice Bozzard  
**Sent:** Monday, January 29, 2024 3:51 PM  
**To:** Immanuel Bereket  
**Cc:** francinejacobsallen@gmail.com  
**Subject:** FW: Point Reyes Gas

Hi Manny,

I am forwarding this to you on behalf of Francine Allen. She was having trouble with your email address bouncing back.

Thank you,

Candice

Candice Bozzard  
DRB SECRETARY  
County of Marin  
Community Development Agency  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903  
(415) 473-6550  
Candice.Bozzard@marincounty.gov

-----Original Message-----

From: Francine Allen <francinejacobsallen@gmail.com>  
Sent: Monday, January 29, 2024 3:47 PM  
To: Candice Bozzard <Candice.Bozzard@MarinCounty.gov>  
Subject: Point Reyes Gas

[You don't often get email from francinejacobsallen@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To Immanuel Bereket:

The changes proposed by the Redwood Oil Corporation to the entire north end of our small town will severely deteriorate the quality of life of locals and visitors unless crucial controls and limitations are required by County Planning. This isn't just another proposed renovation and expansion; the preservation of our town depends upon the sensitivity and control of the County.

Serving the needs of visitors is necessary. Serving the demands of capitalism is unavoidable. But the impact of this proposal upon the town as a whole must be primary.

The development will impact the traffic patterns at the intersection of Highway 1 and the main street through town and requires an extraordinarily sensitive and creative approach to parking requirements, fueling access, and traffic flow. This point is the vehicular artery for all Mesa residents. Children walking to town or after school activities held at the Dance Palace will be vulnerable to increased numbers of drivers unfamiliar with the pattern of traffic and pedestrians.

A great concern is the increase in trash. The town is already overwhelmed by its visitors' garbage. The County's admirable program for recycling and curbing the generation of trash does not address the single use trash generated by a large convenience store: i.e. the packaging of snack items such as chips, candy, cookies, drinks, ice cream bars, etc. Who will be responsible for picking up this garbage discarded (where?!) by the annual two million strolling visitors? The unincorporated town of Point Reyes Station has no means to manage the trash created by a large convenience store. The County must develop a means of direct support to manage trash that results from development plans it approves in this unincorporated area.

Unique and vulnerable: I know no better words to characterize the community that centers its commercial and social activity in the small town of Point Reyes Station. The town also delights and calms the hearts and minds of our visitors. Its character, the community's well-being, and the safe flow of pedestrian and vehicular traffic must not be sacrificed.

The scale of Redwood Oil's project, its mowing down of an entire end of town, must be assessed within the context of preserving and enhancing what exists.

## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Wednesday, January 24, 2024 9:03 AM  
**To:** Immanuel Bereket  
**Subject:** gas station project!

[You don't often get email from p.bridges@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

hello

I received another question from the community that is interesting.

is the housing element fast tracked separately from the minimart?

the question is the minimart has many different concerns ( both historical and traffic) whereas the housing element does not change the building as much and has different concerns.

pamela

## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Monday, January 29, 2024 10:47 AM  
**To:** Immanuel Bereket  
**Subject:** gas station

[You don't often get email from p.bridges@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

manny,

was the coastal historic checklist sent to CCC as part of the package for gas station?

after review of the plans and the information from dewey livingston, is it reasonable for the planning dept to revise the checklist to reflect the present building?

also, I have not heard from the code enforcement office re: legality of sales of tobacco products at this site. nor am I aware of applicants intention of selling alcohol. these issues should be resolved before approval of the minimart.

thank you

pamela

## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Monday, January 29, 2024 10:37 AM  
**To:** Immanuel Bereket  
**Cc:** Maurice Armstrong; Dennis Rodoni  
**Subject:** Re: gas station project

[You don't often get email from p.bridges@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

does the commercial propane refill station square footage count as a commercial development and usage?  
do your numbers come out at 2/3 of development as residential?  
my math doesn't quite work out.  
esp if new propane tank is included.  
thank you  
pamela

> On Jan 29, 2024, at 8:51 AM, Immanuel Bereket <Immanuel.Bereket@marincounty.gov> wrote:

>

> Pamela,

>

> I am not aware of any State law that would allow us to bifurcate this project into multiple projects. In fact, there are laws that prohibit the bifurcation of a mixed-use project into multiple projects. Government Code Section 65589.5(h)(2), commonly referred to as the Housing Accountability Act, provides that a "[m]ixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use" is considered a housing development. Therefore, the proposed project is within the statute's definition of a housing development project and must be processed as such.

>

> Regards,

> Manny

>

>

>

> -----

> Immanuel Bereket | Principal Planner

> Housing Specialist

> County of Marin | Community Development Agency

> 3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903

> (415) 473-2755

> lbereket@marincounty.org

>

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>

> -----Original Message-----

> From: pamela bridges <p.bridges@mac.com>

> Sent: Monday, January 29, 2024 8:27 AM

> To: Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
> Cc: Maurice Armstrong <Maurice.Armstrong@MarinCounty.gov>; Dennis Rodoni <Dennis.Rodoni@MarinCounty.gov>  
> Subject: gas station project  
>  
> [You don't often get email from p.bridges@mac.com. Learn why this is important at  
<https://aka.ms/LearnAboutSenderIdentification> ]  
>  
> hello manny,  
>  
> do the housing element laws prohibit decoupling the housing part of the development , which we support, from the  
propane refill station and the minimart projects?  
> we have many questions re: those 2 projects and are unclear why these developments cannot be separated and are  
not subject to more scrutiny?  
> ( historic components of porch, parking and safety of refill station on residential street, and traffic/circulation issues of  
increased usage of minimart) if you could steer us to the code and rules of bundling developments within housing  
element that would help us out.  
> thank you  
> pamela bridges  
> Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Wednesday, January 17, 2024 1:13 PM  
**To:** Immanuel Bereket  
**Cc:** Maurice Armstrong; Dennis Rodoni  
**Subject:** Re: Sydriel LP\_CPUP\_P4258\_Pt. Reyes\DZA

hello.

as a member of the point reyes village association many folks are stopping me on the street asking questions about the gas station, which just recently has been brought to the surface of our town. i am forwarding comments and questions i am receiving from the village members:

please be advised a group of neighbors on A street are VERY concerned about the commercial 1000 g propane tank on A street.  
the parking is not adequate unless a 20 minute limit parking is posted so RV can slip in and out of a double parking space to fit the RV  
absolutely NO double parking into street.  
the olema campground offers this service and has been totally acceptable for the past 30 years.  
it is open daily 9-4 and has an assistant. we do not need to industrialize that part of town.  
it is not acceptable to suddenly impact one of the historic districts in town to a commercial venture with RV, propane trucks, and somehow  
accommodate the residential and minimart parking.  
this needs so much more conversation.  
to monetize the gas station to the fullest and change our traffic and neighborhoods does not seem fair.

as you will notice, most all of complaints, concerns, and citizen questioning are about the minimart, traffic, commercial propane tank, and front apartment directly on the gas station pump site.  
i am happy to hear of the delay as CalTrans is now involved in looking at our traffic concerns impacting highway 1.  
the town supports the gas station and apartments behind the gas station building .

pamela bridges  
co-chair design review  
point reyes station village association

On Jan 17, 2024, at 12:59 PM, Immanuel Bereket <[Immanuel.Bereket@MarinCounty.gov](mailto:Immanuel.Bereket@MarinCounty.gov)> wrote:

Two weeks from tomorrow, which is **Thursday, February 1, 2024.**

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Wednesday, January 17, 2024 12:56 PM  
**To:** Immanuel Bereket <[Immanuel.Bereket@MarinCounty.gov](mailto:Immanuel.Bereket@MarinCounty.gov)>  
**Subject:** Re: Sydriel LP\_CPUP\_P4258\_Pt. Reyes\DZA  
**Importance:** High

so the date has been changed? is it the 8th or the 1st of february?  
please let all neighbors know if possible.

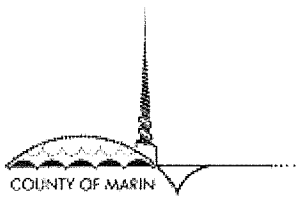
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<[Immanuel.Bereket@MarinCounty.gov](mailto:Immanuel.Bereket@MarinCounty.gov)> wrote:

Good afternoon

Attached, please find a supplemental memorandum with correspondence we have received since the publication of the staff report. Please note that the applicant has asked to continue the item to the Feb. 7<sup>th</sup> hearing. SO, please note that the hearing has been rescheduled to **Thursday, February 1, 2024.**

Manny

Regards,  
Manny



---

Immanuel Bereket | Principal Planner  
Housing Specialist  
County of Marin | Community Development Agency  
3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903  
(415) 473-2755  
[lbereket@marincounty.org](mailto:lbereket@marincounty.org)

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[lbereket@marincounty.org](mailto:lbereket@marincounty.org)

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**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Thursday, January 18, 2024 9:54 AM  
**To:** Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
**Cc:** laura arndt <laura.l.arndt@att.net>; Chris Hulls <crhulls@gmail.com>; Stephen Antonaros <santonaros@gmail.com>; Roy Pitts <roybyrd1@gmail.com>; Rhonda Kutter <rlkutter@gmail.com>; ron wagner <ron.ronwagner@gmail.com>; jon fernandez <jon@jsfcompany.com>; heather furnidge <heatherfurnidge1@gmail.com>  
**Subject:** Re: Sydriel LP\_CPUP\_P4258\_Pt. Reyes\DZA

You don't often get email from [p.bridges@mac.com](mailto:p.bridges@mac.com). [Learn why this is important](#)

hello manny,  
who @ county is able to  
tell me if the minimart can sell  
cigarettes, oral tobacco products, and jule/vape products within 1000 ft of west marin school?  
I have been asked by 2 parents of school and am hoping as planner you are able to give me this info to  
pass on.  
will minimart be applying for beer and wine license?  
thank you  
pamela bridges

On Jan 17, 2024, at 1:12 PM, pamela bridges <[p.bridges@mac.com](mailto:p.bridges@mac.com)> wrote:

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pamela bridges  
co-chair design review  
point reyes station village association

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Two weeks from tomorrow, which is **Thursday, February 1, 2024.**

**From:** pamela bridges <[p.bridges@mac.com](mailto:p.bridges@mac.com)>  
**Sent:** Wednesday, January 17, 2024 12:56 PM  
**To:** Immanuel Bereket <[Immanuel.Bereket@MarinCounty.gov](mailto:Immanuel.Bereket@MarinCounty.gov)>  
**Subject:** Re: Sydriel LP\_CPUP\_P4258\_Pt. Reyes\DZA  
**Importance:** High

so the date has been changed? is it the 8th or the 1st of february?  
please let all neighbors know if possible.

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Good afternoon

Attached, please find a supplemental memorandum  
with correspondence we have received since the  
publication of the staff report. Please note that the  
applicant has asked to continue the item to the Feb.  
7<sup>th</sup> hearing. SO, please note that the hearing has been  
rescheduled to **Thursday, February 1, 2024.**

Manny

Regards,  
Manny

<image001.jpg>

-----  
Immanuel Bereket | Principal Planner  
Housing Specialist  
County of Marin | Community Development  
Agency  
3501 Civic Center Drive, Suite 308 | San Rafael,  
CA 94903  
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## Immanuel Bereket

---

**From:** Immanuel Bereket  
**Sent:** Thursday, January 18, 2024 11:04 AM  
**To:** pamela bridges  
**Cc:** laura arndt; Chris Hulls; Stephen Antonaros; Roy Pitts; Rhonda Kutter; ron wagner; jon fernandez; heather furnidge; Andrew Walmisley  
**Subject:** RE: Sydriel LP\_CPUP\_P4258\_Pt. Reyes\DZA

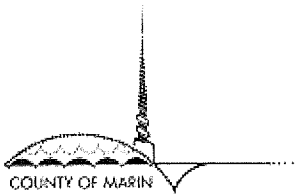
Pam,

I am not trying to be rude or avoid your question regarding the health code. I am not an expert in the local or State health codes. I'd rather not comment on areas in which I have no particular knowledge.

With respect to whether sale of tobacco is permitted in the C-VCR zoning district, where this property is zoned, sale of tobacco is not a permitted use at all and I am not aware the applicant has proposed a sale of tobacco.

Regards,  
Manny

Regards,  
Manny



---

Immanuel Bereket | Principal Planner  
Housing Specialist  
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3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903  
(415) 473-2755  
[lbereket@marincounty.org](mailto:lbereket@marincounty.org)

Follow us on [Facebook](#) and [Twitter](#)

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Thursday, January 18, 2024 10:44 AM  
**To:** Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
**Cc:** laura arndt <laura.l.arndt@att.net>; Chris Hulls <crhulls@gmail.com>; Stephen Antonaros <santonaros@gmail.com>; Roy Pitts <roybyrd1@gmail.com>; Rhonda Kutter <rlkutter@gmail.com>; ron wagner <ron.ronwagner@gmail.com>; jon fernandez <jon@jsfcompany.com>; heather furnidge <heatherfurnidge1@gmail.com>; Andrew Walmisley

<andrewwalmisley@gmail.com>

**Subject:** Re: Sydriel LP\_CPUP\_P4258\_Pt. Reyes\DZA



You don't often get email from [p.bridges@mac.com](mailto:p.bridges@mac.com). [Learn why this is important](#)

I do not believe it is unrelated. an approval of minimart should involve knowledge of any sales of items restricted to safety guidelines re: proximity of our local school up the road.

the planning dept would approve commercial use of the space and another marin county department oversees the health and safety of particular items for sale?

of interest is that each of the 3 minimart aztec grill/ redwood markets i have visited sell vaping items, cigarettes, oral tobacco products.

thank you for forwarding this question to the proper county department.

I have asked the applicant if she plans to sell these products but have not heard.

thank you,

pamela bridges

On Jan 18, 2024, at 10:21 AM, Immanuel Bereket <[Immanuel.Bereket@marincounty.gov](mailto:Immanuel.Bereket@marincounty.gov)> wrote:

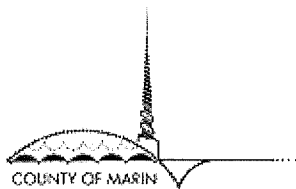
Pam,

Regarding sale of tobacco is a general inquiry and unrelated to the project, I will forward it to the Planning Counter to research the topic and get back to you.

Regarding the minim-mart, the applicant has not proposed sale of tobacco, alcohol, vape, food or any other product. I will defer to the applicant regarding their products they intend to offer for sale.

Thank you,  
Manny

Regards,  
Manny



---

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co-chair design review  
point reyes station village association

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Manny

Regards,  
Manny

<image001.jpg>

-----  
Immanuel Bereket | Principal Planner  
Housing Specialist  
County of Marin | Community Development  
Agency



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**To:** Immanuel Bereket <[Immanuel.Bereket@MarinCounty.gov](mailto:Immanuel.Bereket@MarinCounty.gov)>  
**Subject:** Re: Sydriel LP\_CPUP\_P4258\_Pt. Reyes\DZA  
**Importance:** High

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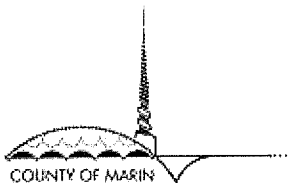
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Manny

Regards,  
Manny



---

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**From:** pamelabridges <p.bridges@mac.com>  
**Sent:** Sunday, January 21, 2024 5:05 PM  
**To:** Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
**Cc:** Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>; Dennis Rodoni <Dennis.Rodoni@MarinCounty.gov>; Morgan Patton <Morgan.Patton@MarinCounty.gov>; immanuel.bereket@marincounty.org  
**Subject:** from Dewey Livingston, local Historian

You don't often get email from [p.bridges@mac.com](mailto:p.bridges@mac.com). [Learn why this is important](#)  
forwarded from dewey livingston, our local historian:

Historical status can mean a few things: local (county) designation; state designation; and National Register of Historic Places, which has a local component but requires the assent of the property owner. The building is certainly old enough to qualify, but age is only part of the process; not every old building qualifies, because it has to have historical significance.

However, a less-significant building can qualify as part of a district, and Point Reyes Station has a historic district as far as the county is concerned.

What is the historical significance of the gas station? The main section is a rare intact example of an agricultural building reflecting the unique farming (not dairy) history of Point Reyes: the artichoke and pea farms out on the Point, operated by immigrant Issei and Nisei Japanese, and Italian immigrants. At the start of World War II, the Japanese were interned and the Italians classified as enemy aliens and prohibited from traveling west of Highway 1. I will add a couple of links to articles I wrote about these subjects. The barn was constructed around 1931 by landowner Leland S. Murphy next to the Northwestern Pacific Railroad tracks as a loading point for Point Reyes produce. The railroad ended service in 1933, so the barn was used for storage and also as a dance hall.

After the war, the entire barn was moved to its current location, and by 1948 was operating as Vonsen's feed store, supplying Point Reyes ranchers and farmers. A gas station component was added at that time, originally an Associated "Flying A" station. The feed store closed in the 1960s and the building had a variety of tenants since then, with few physical changes. The gas station section was upgraded now and then.

From a district point of view, the "Pea Shed"/Vonsen's/longtime gas station is certainly part of the historic fabric of the town, as much as the Point Reyes Emporium of the Grand building. It retains its historic integrity, especially the open porch and corrugated metal exterior. Its core barn structure is 93 years old and the gas station version is about 75 years old.

The county should be having a historical evaluation performed...that's standard for an older building. Did that happen? I wasn't consulted. I have a few historical photos (one with Sis pumping gas!) and the basic history narrative above.

Hope this helps!

Dewey

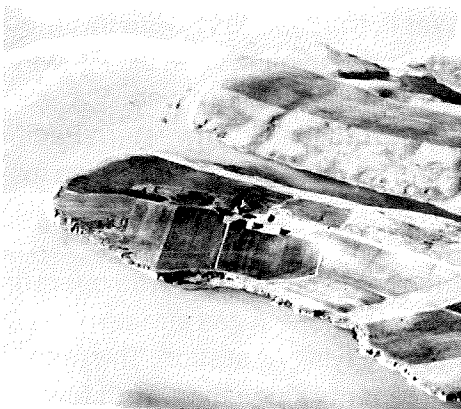
<https://medium.com/anne-t-kent-california-room-community-newsletter/issei-and-nisei-pea-farmers-on-point-reyes-cd36a2c65a80>



## Issei and Nisei Pea Farmers on Point Reyes

By Dewey Livingston  
[medium.com](https://medium.com)

<https://medium.com/anne-t-kent-california-room-community-newsletter/the-italian-artichoke-farmers-of-point-reyes-63f95b1133f4>



## The Italian Artichoke Farmers of Point Reyes

By Dewey Livingston  
[medium.com](https://medium.com)

## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Monday, January 22, 2024 8:36 AM  
**To:** Immanuel Bereket  
**Cc:** Dennis Rodoni; Morgan Patton  
**Subject:** Re: gas station meeting

thank you.

I understand the PSA complicates the timeline for community input and proper study.

however the main glaring questions remain of traffic and pedestrian flow and most importantly the health and environmental impact of a family, babies, or a pregnant woman living in the apartments on a gas station. directly ON A WORKING GAS STATION, 6 FEET FROM A GAS PUMP.

please let me know as soon as possible who in county or state signed off on this particular living situation.

expedited or not, critical housing ( 1 affordable space) or not, who studied the impact, and APPROVED?

thank you

pamela bridges

> On Jan 22, 2024, at 8:13 AM, Immanuel Bereket <Immanuel.Bereket@marincounty.gov> wrote:

>

> Good morning,

>

> The project is subject to Cal. Govt Code § 65920 et seq., also known as the Permit Streamlining Act ("PSA"), because it is considered a housing development project. As such, the County must enter a decision within 60 days from the expiration of the time the application was deemed complete, unless otherwise an extension is requested by the applicant.

> At one time, some agencies were allowed to request or require that applicants waive, or agree to extend, these time limits. That practice is now prohibited. Government Code § 65940.5; Public Resources Code §§ 21100.2, 21151.5. In short, only the applicant can request to continue or extend the PSA.

>

>

> Regards,

> Manny

>

>

>

> -----

> Immanuel Bereket | Principal Planner

> County of Marin | Community Development Agency

> 3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903

> (415) 473-2755

> lbereket@marincounty.org

>

> Follow us on Facebook and Twitter

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>

> -----Original Message-----

> From: pamela bridges <p.bridges@mac.com>

> Sent: Friday, January 19, 2024 12:38 PM

> To: Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>; Immanuel

> Bereket <Immanuel.Bereket@MarinCounty.gov>  
> Cc: Dennis Rodoni <Dennis.Rodoni@MarinCounty.gov>; Morgan Patton  
> <Morgan.Patton@MarinCounty.gov>  
> Subject: gas station meeting  
>  
> [You don't often get email from p.bridges@mac.com. Learn why this is  
> important at <https://aka.ms/LearnAboutSenderIdentification> ]  
>  
> hello manny  
> are we allowed as community members to request a delay on county meeting?  
> the point reyes village association design review is requesting a delay until 2/29 thursday at 10:00 am.  
> we are hoping for a community meeting to educate the village and perhaps work out a compromise without having to  
> appeal and create animosity. I will invite project manager, owner, county and any community member interested in this  
> project.  
> do you know if the project manager has a consultant, and if we are allowed to know his name?  
> we will be looking at traffic/safety/access/ tobacco alcohol sales/ hours/housing/ parking and impact on hiway 1.  
> this project will have major consequences for years to come and wish to express our concerns with the project owner  
> and county.  
>  
> thank you so much.  
> pamela bridges  
>  
> Email Disclaimer: <https://www.marincounty.org/main/disclaimers>



## Immanuel Bereket

---

**From:** Immanuel Bereket  
**Sent:** Monday, January 22, 2024 8:13 AM  
**To:** pamela bridges  
**Cc:** Dennis Rodoni; Morgan Patton  
**Subject:** RE: gas station meeting

Good morning,

The project is subject to Cal. Govt Code § 65920 et seq., also known as the Permit Streamlining Act ("PSA"), because it is considered a housing development project. As such, the County must enter a decision within 60 days from the expiration of the time the application was deemed complete, unless otherwise an extension is requested by the applicant. At one time, some agencies were allowed to request or require that applicants waive, or agree to extend, these time limits. That practice is now prohibited. Government Code § 65940.5; Public Resources Code §§ 21100.2, 21151.5. In short, only the applicant can request to continue or extend the PSA.

Regards,  
Manny

-----  
Immanuel Bereket | Principal Planner  
County of Marin | Community Development Agency  
3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903  
(415) 473-2755  
lbereket@marincounty.org

Follow us on Facebook and Twitter

-----Original Message-----

From: pamela bridges <p.bridges@mac.com>  
Sent: Friday, January 19, 2024 12:38 PM  
To: Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>; Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
Cc: Dennis Rodoni <Dennis.Rodoni@MarinCounty.gov>; Morgan Patton <Morgan.Patton@MarinCounty.gov>  
Subject: gas station meeting

[You don't often get email from p.bridges@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

hello manny

are we allowed as community members to request a delay on county meeting?

the point reyes village association design review is requesting a delay until 2/29 thursday at 10:00 am.

we are hoping for a community meeting to educate the village and perhaps work out a compromise without having to appeal and create animosity. I will invite project manager, owner, county and any community member interested in this project.

do you know if the project manager has a consultant, and if we are allowed to know his name?  
we will be looking at traffic/safety/access/ tobacco alcohol sales/ hours/housing/ parking and impact on hiway 1.  
this project will have major consequences for years to come and wish to express our concerns with the project owner  
and county.

thank you so much.  
pamela bridges

## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Monday, January 22, 2024 11:55 PM  
**To:** Maurice Armstrong  
**Cc:** Immanuel Bereket  
**Subject:** parallel parking

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please advice how 2 cars can possibly parallel park with or without entrance to minimart here. there is about 24' from pump to wall. zero clearance for a walking path. not only physically impossible to negotiate but very unsafe for pedestrians at pump area.

please include in questions for the dza hearing.

thank you

pamela bridges



## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Monday, January 22, 2024 7:14 PM  
**To:** Immanuel Bereket  
**Subject:** Re: gas station meeting

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if the applicant is requesting delay to CHANGE plans, is the application considered complete if you haven't seen new plans? in reference to the 60 day deadline?

> On Jan 22, 2024, at 9:30 AM, Immanuel Bereket <Immanuel.Bereket@marincounty.gov> wrote:

>  
> Pamela,  
>  
> The project has not been approved. The DZA will decide whether to approve the project.  
>  
> As to the staff member who has been processing the application, I have managed this project, and the prior applications on the site.

>  
> Regards,  
> Manny  
>  
>  
> Regards,  
> Manny

>  
>  
>  
> -----  
> Immanuel Bereket | Principal Planner  
> Housing Specialist  
> County of Marin | Community Development Agency  
> 3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903  
> (415) 473-2755  
> lbereket@marincounty.org

> Follow us on Facebook and Twitter

>  
>  
>  
> -----Original Message-----

> From: pamela bridges <p.bridges@mac.com>  
> Sent: Monday, January 22, 2024 8:36 AM  
> To: Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
> Cc: Dennis Rodoni <Dennis.Rodoni@MarinCounty.gov>; Morgan Patton  
> <Morgan.Patton@MarinCounty.gov>  
> Subject: Re: gas station meeting

>  
> thank you.  
> I understand the PSA complicates the timeline for community input and proper study.  
> however the main glaring questions remain of traffic and pedestrian flow and most importantly the health and environmental impact of a family, babies, or a pregnant woman living in the apartments on a gas station. directly ON A WORKING GAS STATION, 6 FEET FROM A GAS PUMP.  
> please let me know as soon as possible who in county or state signed off on this particular living situation.  
> expedited or not, critical housing ( 1 affordable space) or not, who studied the impact, and APPROVED?  
> thank you  
> pamela bridges

>  
>> On Jan 22, 2024, at 8:13 AM, Immanuel Bereket <Immanuel.Bereket@marincounty.gov> wrote:

>>  
>> Good morning,  
>>

>> The project is subject to Cal. Govt Code § 65920 et seq., also known as the Permit Streamlining Act ("PSA"), because it is considered a housing development project. As such, the County must enter a decision within 60 days from the expiration of the time the application was deemed complete, unless otherwise an extension is requested by the applicant.

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>>  
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>> Regards,  
>> Manny

>>  
>>  
>> -----  
>> Immanuel Bereket | Principal Planner  
>> County of Marin | Community Development Agency  
>> 3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903  
>> (415) 473-2755  
>> lbereket@marincounty.org

>>  
>> Follow us on Facebook and Twitter

>>  
>>  
>> -----Original Message-----

>> From: pamela bridges <p.bridges@mac.com>  
>> Sent: Friday, January 19, 2024 12:38 PM  
>> To: Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>; Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
>> Cc: Dennis Rodoni <Dennis.Rodoni@MarinCounty.gov>; Morgan Patton <Morgan.Patton@MarinCounty.gov>  
>> Subject: gas station meeting

>>  
>> [You don't often get email from p.bridges@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

>>  
>> hello manny

>> are we allowed as community members to request a delay on county meeting?  
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>>  
>> Email Disclaimer: <https://www.marincounty.org/main/disclaimers>  
> Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Tuesday, January 23, 2024 11:40 AM  
**To:** Immanuel Bereket  
**Subject:** Re: 22.32.170 tobacco re: gas station

[You don't often get email from p.bridges@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

forgive me. I am just frustrated that so many issues are not really fleshed out.  
but I guess safety and traffic will eventually be addressed.  
I sent a notice to code enforcement re: present sale of tobacco products!  
I have contacted agencies to get information on safety of apartments on gas stations. would that report go to planning?  
or another agency?  
I am under the impression the traffic study is still in the air.  
thank you  
pamela.  
( sorry about involving you in tobacco sales, I guess I thought that planning would know if applicant would be applying  
for tobacco /alcohol before project is approved. \$

> On Jan 23, 2024, at 11:22 AM, pamela bridges <p.bridges@mac.com> wrote:

>

> I am just frustrated.

> so I will call code enforcer.

> just not sure it's my role to do that?

> p

>

>> On Jan 23, 2024, at 11:13 AM, Immanuel Bereket <Immanuel.Bereket@marincounty.gov> wrote:

>>

>> Pam

>>

>> I work for the County. I do not represent the applicant. If you feel they're breaking the law, I encourage you to initiate a Code Enforcement investigation. I do not know if or why they are selling tobacco. I have no personal or financial involvement in this business. Your tone and questions are now becoming uncomfortable.

>>

>>

>> Regards,

>> Immanuel

>>

>> -----Original Message-----

>> From: pamela bridges <p.bridges@mac.com>

>> Sent: Tuesday, January 23, 2024 11:10 AM

>> To: Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>

>> Subject: Re: 22.32.170 tobacco re: gas station

>>

>> [You don't often get email from p.bridges@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

>>



>> why are they selling NOW

>>

>>>> On Jan 23, 2024, at 11:06 AM, Immanuel Bereket <Immanuel.Bereket@marincounty.gov> wrote:

>>>

>>> The document you just sent establishes where tobacco retailers may be located. It specifically omits CVCR, which is what I stated previously.

>>>

>>> -----Original Message-----

>>> From: pamela bridges <p.bridges@mac.com>

>>> Sent: Tuesday, January 23, 2024 8:30 AM

>>> To: Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>

>>> Cc: Stephen Antonaros <santonaros@gmail.com>

>>> Subject: 22.32.170 tobacco re: gas station

>>>

>>> the gas station is C-VCR so i am not finding any more info however this restricts sales.

>>> there is the west marin school, youth center, and 2 playgrounds.

>>> please let me know if this applies.

>>> thank you

>>> pamela bridges

>>>

>>>

>>> Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

>> Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Tuesday, January 23, 2024 11:22 AM  
**To:** Immanuel Bereket  
**Subject:** Re: 22.32.170 tobacco re: gas station

[You don't often get email from p.bridges@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

I am just frustrated.  
so I will call code enforcer.  
just not sure it's my role to do that?  
p

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> Regards,

> Immanuel

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> Sent: Tuesday, January 23, 2024 11:10 AM

> To: Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>

> Subject: Re: 22.32.170 tobacco re: gas station

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>> Sent: Tuesday, January 23, 2024 8:30 AM

>> To: Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>

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>> thank you  
>> pamela bridges  
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## Immanuel Bereket

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**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Tuesday, January 23, 2024 11:10 AM  
**To:** Immanuel Bereket  
**Subject:** Re: 22.32.170 tobacco re: gas station

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why are they selling NOW

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> Sent: Tuesday, January 23, 2024 8:30 AM  
> To: Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
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> pamela bridges

>  
>  
> Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Tuesday, January 23, 2024 10:55 AM  
**To:** Immanuel Bereket  
**Cc:** Stephen Antonaros; laura arndt; klevin13@gmail.com; mark switzer; heather furnidge  
**Subject:** presently at gas station

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here you go!  
all cigarettes, all oral chew, all vape, all ZYN ( the worst!)



## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Tuesday, January 23, 2024 10:33 AM  
**To:** Immanuel Bereket  
**Subject:** Re: Residential proximity to petrol stations and risk of childhood leukemia | European Journal of Epidemiology

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does county stop the sales now at cashiers desk?  
that would be county enforcement now?

> On Jan 23, 2024, at 10:26 AM, Immanuel Bereket <Immanuel.Bereket@marincounty.gov> wrote:

>

> Pamela,

>

> I am confused about the Tobacco issue. The section you cited establishes criteria for any new or future tobacco retailers, and lists (1) where it may be permitted by zoning designation and (2) under what conditions. The project site does not permit tobacco sales, and therefore, the condition number is irrelevant. Further, there is no evidence on file whatsoever that the applicant intends to offer tobacco for sale.

>

> As to the rest of your email, comment noted.

>

> Regards,

> Manny

>

>

> Regards,

> Manny

>

>

>

> -----

> Immanuel Bereket | Principal Planner

> Housing Specialist

> County of Marin | Community Development Agency

> 3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903

> (415) 473-2755

> lbereket@marincounty.org

>

> Follow us on Facebook and Twitter

>

>

>

> -----Original Message-----

> From: pamela bridges <p.bridges@mac.com>

> Sent: Tuesday, January 23, 2024 10:12 AM

> To: Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>

> Subject: Re: Residential proximity to petrol stations and risk of childhood leukemia | European Journal of Epidemiology  
>  
> [You don't often get email from p.bridges@mac.com. Learn why this is important at  
<https://aka.ms/LearnAboutSenderIdentification> ]  
>  
> ok.  
> I also sent a marin county code re sales of tobacco which I would like you to review.  
> also I have finally heard back from  
> CARB ( california air resource board)  
> who will be looking at "living" on an active gas station. these include health affects for pregnant, nursing women and  
young families.  
> just so you know , manny, it has been so difficult to get scientific imperical peer reviewed papers re: living on ACTIVE  
gas station. most all of articles are about living on old gas stations and risk assessment after toxic clean up.  
> thank you  
> pamela  
>  
>  
>> On Jan 23, 2024, at 10:03 AM, Immanuel Bereket <Immanuel.Bereket@marincounty.gov> wrote:  
>> I am not able to open the link. Could you please download the article, pdf and email? Otherwise, the County's  
security system blocks unknow third party links.  
>>  
>> Manny  
>>  
>> -----Original Message-----  
>> From: pamela bridges <p.bridges@mac.com>  
>> Sent: Monday, January 22, 2024 7:58 PM  
>> To: Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
>> Subject: Residential proximity to petrol stations and risk of childhood leukemia | European Journal of Epidemiology  
>>  
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<https://aka.ms/LearnAboutSenderIdentification> ]  
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>> for the record  
>>  
>>  
>> <https://link.springer.com/article/10.1007/s10654-023-01009-0>  
>> Email Disclaimer: <https://www.marincounty.org/main/disclaimers>  
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## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Tuesday, January 23, 2024 10:12 AM  
**To:** Immanuel Bereket  
**Subject:** Re: Residential proximity to petrol stations and risk of childhood leukemia | European Journal of Epidemiology

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CARB ( california air resource board)  
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just so you know , many, it has been so difficult to get scientific imperical peer reviewed papers re: living on ACTIVE gas station. most all of articles are about living on old gas stations and risk assessment after toxic clean up.  
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pamela

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> I am not able to open the link. Could you please download the article, pdf and email? Otherwise, the County's security system blocks unknow third party links.  
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>  
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> <https://link.springer.com/article/10.1007/s10654-023-01009-0>  
> Email Disclaimer: <https://www.marincounty.org/main/disclaimers>



## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Tuesday, January 23, 2024 5:44 PM  
**To:** Immanuel Bereket  
**Subject:** Fwd: gas station point reyes

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here is my initial contact.

my concern is that the fast track housing element we will not have time to check safety of the housing.

I have emailed her contacts.

thank you

pamela

Begin forwarded message:

**From:** Air Toxics <airtoxics@arb.ca.gov>  
**Date:** January 23, 2024 at 5:00:24 PM PST  
**To:** pamela bridges <p.bridges@mac.com>, Air Toxics <airtoxics@arb.ca.gov>  
**Subject:** RE: gas station point reyes

Hello Pamela,

Thank you again for your questions. I was able to find some information for you. Please see below. If you have any more questions please do not hesitate to reach out.

Some background information:

Gas station emissions can be a large contributor to community air pollution and may lead to adverse health impacts for people living or working near gas stations. Localized health risks from gas stations are typically higher in areas where large amounts of gas are dispensed and where multiple gas stations are located near each other. Emissions of toxic air contaminants from gas stations may adversely impact people and the environment the following ways.

- Short (acute) and long-term (chronic) exposures to people working, living and recreating near gas stations.
- Long-term (chronic) exposure to gas-related air pollutants (e.g., ozone) which are formed in the atmosphere.

More information regarding the health effects of the air toxic substances in gasoline can be found in the Gasoline Service Station Industrywide Risk Assessment Technical Guidance here:

[https://ww2.arb.ca.gov/sites/default/files/2022-03/Draft%202022%20Gas%20Station%20IWG%20-%20Technical%20Guidance\\_ADA%20Compliant.pdf](https://ww2.arb.ca.gov/sites/default/files/2022-03/Draft%202022%20Gas%20Station%20IWG%20-%20Technical%20Guidance_ADA%20Compliant.pdf)

The Technical Guidance referenced above provides a health risk assessment screening methodology using default inputs and assumptions. A health risk assessment or HRA is a tool used to estimate the adverse health effects caused by exposure to environmental pollutants in a variety of media such as air, water, and soil. A site-specific health risk assessment should be conducted in order to determine the health risks associated with living near the gas station mentioned. Air Districts may use different methodologies specific to the different cities/locations in the state to conduct health risk assessments.

Marin County is under the jurisdiction of Bay Area Air Quality Management District (<https://www.baaqmd.gov/contact-us/contacts-by-program>) which has permitting authority over gas stations, so I would defer to them regarding gas station emissions and health risk specific to Marin County/Point Reyes. For questions regarding health risk, contact Carol Allen at 415.749.4702 or [callen@baaqmd.gov](mailto:callen@baaqmd.gov). For questions regarding air toxics, contact Daphne Chong at 415.749.4687 or [dchong@baaqmd.gov](mailto:dchong@baaqmd.gov).

For any questions regarding the Gasoline Service Station Industrywide Risk Assessment Technical Guidance mentioned above, please contact Michaela Dastoum at [Michaela.Dastoum@arb.ca.gov](mailto:Michaela.Dastoum@arb.ca.gov).

The California Environmental Quality Act (CEQA):

We suggest that you ask your county whether the project undergoing an environmental analysis under CEQA? You can submit a written/verbal comment for this project during the county meeting or the public review period if there is one. You can also contact the County's planning department to learn more about the project and voice your concerns. The County's planning department contact information is in the link below.

<https://www.marincounty.org/depts/cd/divisions/planning>

I hope this information is helpful,  
La'Shaye



Furthermore, there is clearly not enough parking nearby and the small number of spaces will be taken up by this new retail store activity center. This parking competition will damage several small businesses nearby, including our pharmacy that is known to be having financial problems. It is an essential land use in PRS as older people use more medicines and can't travel very well. We do not need a convenience store, but we do need our pharmacy. A retail competition study should be done. A parking study should also be done.

This is not a good project for this location or for this town.

Bob



I'm concerned about the lack of safe pedestrian access to the site, additional traffic at the site jamming up Mesa Rd and Hwy 1, and the presence of a proposed large propane tank on A Street.

As well as considering the suitability of the project for our community, I hope you will see the need for a traffic and pedestrian safety study.

I hope you will delay approval of the project so that these issues can be considered and resolved.

Thank you,

Myn Adess  
Point Reyes Station  
[mynedit@gmail.com](mailto:mynedit@gmail.com)  
415.246.0784



Thank you,

Myn Adess  
Point Reyes Station  
[mynedit@gmail.com](mailto:mynedit@gmail.com)  
415.246.0784



-----Original Message-----

From: pamela bridges <[p.bridges@mac.com](mailto:p.bridges@mac.com)>

Sent: Monday, January 29, 2024 8:27 AM

To: Immanuel Bereket <[Immanuel.Bereket@MarinCounty.gov](mailto:Immanuel.Bereket@MarinCounty.gov)>

Cc: Maurice Armstrong <[Maurice.Armstrong@MarinCounty.gov](mailto:Maurice.Armstrong@MarinCounty.gov)>; Dennis Rodoni <[Dennis.Rodoni@MarinCounty.gov](mailto:Dennis.Rodoni@MarinCounty.gov)>

Subject: gas station project

[You don't often get email from [p.bridges@mac.com](mailto:p.bridges@mac.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

hello manny,

do the housing element laws prohibit decoupling the housing part of the development , which we support, from the propane refill station and the minimart projects?

we have many questions re: those 2 projects and are unclear why these developments cannot be separated and are not subject to more scrutiny?

( historic components of porch, parking and safety of refill station on residential street, and traffic/circulation issues of increased usage of minimart) if you could steer us to the code and rules of bundling developments within housing element that would help us out.

thank you

p

## Immanuel Bereket

---

**Subject:** FW: A question and Happy New Year!

**From:** Heather Furmidge <[heatherfurmidge1@gmail.com](mailto:heatherfurmidge1@gmail.com)>

**Sent:** Sunday, December 31, 2023 10:17 AM

**To:** Morgan Patton <[Morgan.Patton@MarinCounty.gov](mailto:Morgan.Patton@MarinCounty.gov)>; Heather Furmidge <[heatherfurmidge1@gmail.com](mailto:heatherfurmidge1@gmail.com)>

**Subject:** A question and Happy New Year!

You don't often get email from [heatherfurmidge1@gmail.com](mailto:heatherfurmidge1@gmail.com). [Learn why this is important](#)

Hi Morgan,

Happy Almost New Year!! I hope you're settling into your new job well and I imagine that you're finding it challenging and super-interesting!

I have a question for you that I'm hoping you can help me with. The Point Reyes Village Assn has been following the plans submitted by the Point Reyes Gas Station owner to add/modify 5 housing units (yay!) and a convenience food store (slightly less yay) to the existing footprint of the station. I'm a Village Assn member, so that's where I've heard some about this project.

What I could use your help with is understanding what kinds of permits and approvals are needed for this project and what the process and timeline are. Also, where could I find information or anything about it on Marin County's website?

Specifically, one of my concerns about the project (shared by others) is the pedestrian and vehicle impacts of the increased density of retail use. We are all aware that the corner of Hwy 1 and Mesa Rd is one of the busiest in town - and that the intersection of A and 4th Sts where Hwy 1 turns left confuses tourists and pretty much everyone else. In addition, gas station egress and ingress is dangerous and confusing as it stands now.

One of the things I'm hoping for, which I haven't seen any evidence of (so if it exists, great!) is a congestion and/or circulation study so we can all understand how pedestrians and the residents of the new housing units can safely navigate the new layout (including the kids from the school who will no doubt be eager visitors), where cars will be parked, and how large vehicles towing things like chippers will get in and out of the pumping bays. Will there be crosswalks and sidewalks along that side of the street, which don't exist currently?

Your guidance would be much appreciated - including pointing me to someone who can help with my questions.

Hoping that you and your family are planning warm, safe, joy-filled holidays and here's to 2024!

Thanks,

Heather

415-971-5471

## Immanuel Bereket

---

**From:** Gil Sanchez  
**Sent:** Tuesday, January 23, 2024 11:41 AM  
**To:** Immanuel Bereket  
**Subject:** RE: presently at gas station

Just received the complaint too.

Gil

**From:** Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
**Sent:** Tuesday, January 23, 2024 11:06 AM  
**To:** Gil Sanchez <Gil.Sanchez@MarinCounty.gov>  
**Subject:** FW: presently at gas station

**From:** pamela bridges <[p.bridges@mac.com](mailto:p.bridges@mac.com)>  
**Sent:** Tuesday, January 23, 2024 10:55 AM  
**To:** Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
**Cc:** Stephen Antonaros <[santonaros@gmail.com](mailto:santonaros@gmail.com)>; lara arndt <[laura.l.arndt@att.net](mailto:laura.l.arndt@att.net)>; [klevin13@gmail.com](mailto:klevin13@gmail.com); mark switzer <[markswitzer@hotmail.com](mailto:markswitzer@hotmail.com)>; heather furmidge <[heatherfurmidge1@gmail.com](mailto:heatherfurmidge1@gmail.com)>  
**Subject:** presently at gas station

[You don't often get email from [p.bridges@mac.com](mailto:p.bridges@mac.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

here you go!  
all cigarettes, all oral chew, all vape, all ZYN ( the worst!)



## Immanuel Bereket

---

**From:** Morgan Patton  
**Sent:** Wednesday, January 24, 2024 9:29 AM  
**To:** Immanuel Bereket  
**Cc:** Dennis Rodoni; Fernando Barreto  
**Subject:** FW: Point Reyes Gas Station

FWD

Morgan Patton  
Aide to Supervisor Dennis Rodoni  
she/her  
Marin County Board of Supervisors  
3501 Civic Center Drive, Suite 329  
San Rafael CA 94903  
415-473-3246

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

-----Original Message-----

**From:** Gini Griffin <[gjava1@me.com](mailto:gjava1@me.com)>  
**Sent:** Wednesday, January 24, 2024 9:09 AM  
**To:** Morgan Patton <[Morgan.Patton@MarinCounty.gov](mailto:Morgan.Patton@MarinCounty.gov)>  
**Subject:** Point Reyes Gas Station

[You don't often get email from [gjava1@me.com](mailto:gjava1@me.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Re: Truck & Trailer Access

This is to urge to NOT limit access to trucks and trailers in any way as the gas station at Point Reyes is being modified.

Hundreds of trailers and trucks come in with literally no other option for fuel. This is criminal to deny them access to a fuel pump.

Please consider our desperate pleas to be heard.

Thank you.

Gini Griffin  
Mill Valley

## Immanuel Bereket

---

**From:** Robert Johnston <rajohnston@ucdavis.edu>  
**Sent:** Thursday, January 25, 2024 3:35 PM  
**To:** Immanuel Bereket  
**Subject:** RE: Point Reyes Station gas station Deputy Zoning Administrator Hearing 1/18/2024 @ 10:am at Marin County Civic Center

You don't often get email from rajohnston@ucdavis.edu. [Learn why this is important](#)  
two of the links are dead. Bob

**From:** Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
**Sent:** Thursday, January 25, 2024 1:54 PM  
**To:** Robert Johnston <rajohnston@ucdavis.edu>  
**Subject:** RE: Point Reyes Station gas station Deputy Zoning Administrator Hearing 1/18/2024 @ 10:am at Marin County Civic Center

Here is the project webpage:  
[https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marin/sydriel\\_cp\\_up\\_p4258\\_pr](https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marin/sydriel_cp_up_p4258_pr)

It includes the latest site plan and traffic memo

**From:** Robert Johnston <rajohnston@ucdavis.edu>  
**Sent:** Thursday, January 25, 2024 1:06 PM  
**To:** Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
**Subject:** Re: Point Reyes Station gas station Deputy Zoning Administrator Hearing 1/18/2024 @ 10:am at Marin County Civic Center

You don't often get email from rajohnston@ucdavis.edu. [Learn why this is important](#)  
...Projects web site. I guess it's not a "project."

Bob

Robert A. Johnston, Prof. UC Davis  
Talk: 415 663-8305 (landline)  
Text Messages: 530 559-0032  
Best to email and call landline, both

---

**From:** Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
**Sent:** Thursday, January 25, 2024 12:37:30 PM  
**To:** Robert Johnston <rajohnston@ucdavis.edu>  
**Subject:** RE: Point Reyes Station gas station Deputy Zoning Administrator Hearing 1/18/2024 @ 10:am at Marin County Civic Center

Will do.  
Thank you,  
Manny

**From:** Robert Johnston <[rajohnston@ucdavis.edu](mailto:rajohnston@ucdavis.edu)>

**Sent:** Thursday, January 25, 2024 12:21 PM

**To:** Immanuel Bereket <[Immanuel.Bereket@MarinCounty.gov](mailto:Immanuel.Bereket@MarinCounty.gov)>

**Subject:** FW: Point Reyes Station gas station Deputy Zoning Administrator Hearing 1/18/2024 @ 10:am at Marin County Civic Center

|| You don't often get email from [rajohnston@ucdavis.edu](mailto:rajohnston@ucdavis.edu). [Learn why this is important](#)

Immanuel,

Pls place this email below into the docket for the Pt. Reyes Gas Stn. Project.

I see that I missed the Zoning hearing. What happened?

I taught land use planning at UC Davis for 34 years and was a planning commissioner for two terms in Truckee. I have lived in Inverness for 13 years. This project needs a traffic study. Whatever policy you have that exempts small projects needs to be modified to override in sensitive locations, such as intersections, and require a traffic study.

Thanks,

Bob

**From:** Robert Johnston

**Sent:** Saturday, January 13, 2024 2:08 PM

**To:** PRSVA <[prsva94956@gmail.com](mailto:prsva94956@gmail.com)>

**Subject:** RE: Point Reyes Station gas station Deputy Zoning Administrator Hearing 1/18/2024 @ 10:am at Marin County Civic Center

Pamela and Steve,

I agree that permitting an apt. very near to a gas pump seems dangerous, due to the small chance of explosions and the significant chance of VOC fumes. The fuel storage tanks are over at the E. end of the pavement, but still close enough to be dangerous.

It will certainly hurt the Pharmacy to have competition for soft drinks right next door. They are struggling financially and have said so in the Light. We need our pharmacy for older people who can't drive to the CVS's and other pharmacies over the hill. We must protect it.

The grill and store at this location will certainly cause traffic congestion. This is one of our two most-dangerous intersections, due to its unusual traffic signage and resulting visitor confusion about whether to stop and the more-general "Where the hell did Hwy 1 go?" problem, which causes drivers to stop in the travel lane, all day long, on weekends. Many tourist communities do not allow retail outlets that generate significant traffic to locate near to busy intersections, in general, due to turning movements being blocked by the parkers coming and going. Most cities in the U.S. do not allow retail entrances at all near to intersections. It's already here, but let's not make it worse. A truly poor idea in terms of traffic flow and safety. We need an EIR because of this safety issue. I'm a CEQA expert, being published in that area for decades and having been an

expert in NEPA lawsuits in Calif. and other states. I taught the EIA class at UC Davis for many years. So, you can use this statement in your communications.

And we don't want a franchise fast food business in Pt. Reyes Stn. at all. With no sit-down eating, it will cause a spillover of eaters to The Commons nearby and the Old Tree lot next to the bank, the three benches on 4th St., the tables at Toby's, and other spots. We will see more food wrappers in the street, too. A bad idea. A retail competition analysis is a common step in retail permitting in recreation communities, because many businesses are on the edge financially, due to low demand on weekdays.

Bob

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Email Disclaimer: <https://www.marincounty.org/main/disclaimers>



## Immanuel Bereket

---

**From:** Robert Johnston <rajohnston@ucdavis.edu>  
**Sent:** Thursday, January 25, 2024 12:21 PM  
**To:** Immanuel Bereket  
**Subject:** FW: Point Reyes Station gas station Deputy Zoning Administrator Hearing 1/18/2024 @ 10:am at Marin County Civic Center

PREVIOUS VERSION  
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Bob



Fourth, a parking analysis should be required for any new business in small towns. Again, this is because there are very few businesses and often parking is difficult to find. One reason people come out to West Marin to shop is they can park nearby. Imagine the parking being taken up for two blocks around the fast food store. Would that reduce customers at the pharmacy, the Creamery building, or Tomales Bay Foods? Older people with poor walking strength frequent the pharmacy and the physical therapy clinic.

Fifth, any new business on or near to an intersection of a major arterial street or State highway should require a traffic analysis that includes turning movements. This is certainly required for congested or irregular intersections and this one has both of these characteristics. With two stop signs and two free-flow directions, this intersection is confusing to visitors. The gas pumps makes this area worse due to heavy trucks, trailers, and lots of U-turns.

We need the gas station and the housing is a good idea. We probably don't need a fast food venue, but I would need a lot more information than I see in the record to determine that. More important though is how this project reveals the weaknesses in our County land use laws. There will be a lot more new and redevelopment projects proposed here in the future. We are not prepared for this with our rural planning codes.

Bob Johnston, Retired Professor of land use planning, UC Davis. Past planning commissioner, Davis and Truckee

Robert A. Johnston, Prof. UC Davis  
Talk: 415 663-8305 (landline)  
Text Messages: 530 559-0032  
Best to email and call landline, both

## Immanuel Bereket

---

**From:** Robert Johnston <rajohnston@ucdavis.edu>  
**Sent:** Sunday, January 28, 2024 6:43 PM  
**To:** Immanuel Bereket  
**Subject:** FW: traffic survey

[You don't often get email from rajohnston@ucdavis.edu. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Manny,

Pls put this into the record.

It is a great mystery to me how Planning and Public Works could let a new convenience store on a major intersection slide by with no traffic and parking studies. This land use type (convenience shopping) has a high trips per sq. ft. of floorspace impact. This intersection is irregular (two stop signs, two free directions; the main State route turns; gas station at intersection open-access with no entrance lanes marked), congested on weekends, and clogged with visitors stopping in traffic to figure it out, etc. This is obvious to someone who watches it on a weekend from 11-6 for example. Pls ask Pub Wks to do a quick traffic analysis on a weekend afternoon.

You may share this with Pub Wks and other depts.

Thanks,

Bob

-----Original Message-----

From: Robert Johnston  
Sent: Thursday, January 25, 2024 5:45 PM  
To: pamelabridges <p.bridges@mac.com>  
Cc: Dennis Rodoni (DRodoni@marincounty.org) <DRodoni@marincounty.org>; Morgan\_Patten@marincounty.org  
Subject: RE: traffic survey

Pamela,

Traffic Study

This is a typical inexpensive traffic study where traffic counts are not being done.

1. The Existing Conv. Store trip deduction is too high. It does not have as much traffic as the ITE Manual shows, because it is old and small and messy. It is not similar to a national average, at all.
2. The New Conv. Store trips are about right, as it will be a typical new small gas station conv. store. The Pass-by should be lower, though.
3. The New Conv. Store will generate new VMT, as it will be our first conv. store in PRS. Some of the VMT will be local, as some drivers will be attracted to it from nearby. That is, there will be more short shopping trips, especially when the Palace Mkt is closed. Some of the VMT will be regional, that is trips from out of town but from nearby communities.

## The Real Issue

The major drawback of this proposed land use in this location, however, is turning conflicts in this cramped and asymmetrical intersection. Such a project should put the Planning Dept. and Transportation Dept. on alert, because of the poor intersection geometry, lack of a four-way stop system, high percent of tourists who are lost and driving erratically, and unclear lanes due to the narrow gas station open area next to the highway. This being the only gas station in W. Marin, we get lots of heavy trucks, trailers, and other difficult vehicles. This gas station already has regularly experienced congestion at peak hours and very often on weekends all afternoon. Not noted by the traffic analysis that I read is the fact that this gas station has an older layout with minimal spaces for vehicles fueling and for entering and exiting.

Furthermore, there is clearly not enough parking nearby and the small number of spaces will be taken up by this new retail store activity center. This parking competition will damage several small businesses nearby, including our pharmacy that is known to be having financial problems. It is an essential land use in PRS as older people use more medicines and can't travel very well. We do not need a convenience store, but we do need our pharmacy. A retail competition study should be done. A parking study should also be done.

This is not a good project for this location or for this town.

Bob

-----Original Message-----

From: pamela bridges <p.bridges@mac.com>  
Sent: Thursday, January 25, 2024 4:35 PM  
To: Robert Johnston <rajohnston@ucdavis.edu>  
Subject: traffic survey

i sent you the traffic survey owner paid to have done can you send comments to me by 3 pm monday?

## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Monday, January 29, 2024 7:36 PM  
**To:** Dona Larkin  
**Cc:** Immanuel Bereket  
**Subject:** Re: Meeting Location for Feb. 1st ?

TELEPHONE You don't often get email from p.bridges@mac.com. [Learn why this is important](#)

YES

thursday feb 1st @ 10:00 am

civic center room #328-330

important meeting at county where they will approve or deny the minimart.

please come. you can be a silent witness or speak up.

and if you can send a short email voicing your concerns please do!

send to

[ibereket@marincounty.org](mailto:ibereket@marincounty.org)

cc me!

xoxox

On Jan 29, 2024, at 6:42 PM, Dona Larkin <[donalarkin@yahoo.com](mailto:donalarkin@yahoo.com)> wrote:

Hi Pam, trying to catch up on this Gas Station issue.

Is there still a meeting Feb.1st & if so where please?

Look forward to your reply, Thanks Dona

## Immanuel Bereket

---

**From:** pamela bridges <p.bridges@mac.com>  
**Sent:** Tuesday, January 30, 2024 6:54 AM  
**To:** Immanuel Bereket  
**Subject:** Fwd: Gas station

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Begin forwarded message:

**From:** Kathryn Lino <kathlino@gmail.com>  
**Date:** January 30, 2024 at 5:58:03 AM PST  
**To:** pamela bridges <p.bridges@mac.com>  
**Subject:** Gas station

Hi Pam,

I am out of town and unable to make it to the county meeting regarding the gas station. Do you know if there is a way I can share my thoughts with the county?

I haven't seen the design but I do support added housing if the apartments are modest in size. I adamantly do not support a convenience store or another restaurant. We have enough locations for snacks and meals, palace market, the drug store, whale of a deli, station house, bovine, brick maiden, old cowgirl creamery, the road house, and Inverness Park Market, all nearby.

If they ask for comments at the meeting, I give you permission to read my statement above.

Thank you!  
Kathryn Lino



**From:** David Morris <dmorris@ilsr.org>  
**Sent:** Monday, January 29, 2024 10:58 AM  
**To:** Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>  
**Subject:** Point Reyes Station Gas Station Application

You don't often get email from [dmorris@ilsr.org](mailto:dmorris@ilsr.org). [Learn why this is important](#)  
Immanuel Bereket

Marin County

Principal Planner

Re: Point Reyes Station Gas Station Proposal

January 29, 2024

Dear Mr. Bereket

As a resident of Point Reyes Station and a former urban planner I am writing to urge you not to approve the application from the Redwood Oil Company for changes in the existing gas station property that will have a major impact on public health and safety.

Others have or will submit comments related to the huge increase in traffic plus the dangers from the lack of space for smoothly facilitating the movement of that traffic, including that of the larger vehicles that will use the new propane filling service are evident. Certainly a traffic and circulation study, at a minimum, should be required before the application is approved.

However, I want to focus not on the reasons the public impacts of this application demand serious scrutiny but on the reasons you might not do so.

From some of your recent responses to comments, I surmise that you might offer two reasons to justify approval without further study.

One is that the applicant has not changed the fundamental character of the site since it has been zoned commercial and will continue to be commercial. But certainly what could easily be a 100 fold increase in visits to the site when two very infrequently visited business sites are replaced by a six-fold increase in the size of a convenience/food store will have a major impact on traffic patterns and public health and safety. This is especially true because of the location of the gas station, just before a major curve in the highway that is already a junction of major public concern and major investigation by several state agencies. As I understand, these agencies have not been part of the evaluation process of this application.

Your second justification, which you offered in the *Point Reyes Light* this week, is that state housing legislation requires you to expedite the process. It is true that one out of five units of housing will, by state definition, be "affordable." But justifying the expediting of an entire application, the vast majority of whose impact on public health and safety will come from the non-residential changes in the property, is inappropriate.

The state has been clear that it does not want public health and safety impacts to be ignored or compromised in evaluating new proposals for affordable housing even when housing is the main purpose and many units of affordable housing will be created.

Sincerely,

David Morris  
Point Reyes Station  
718-208-3981

**PLANNING APPLICATION REVIEW**

DEPARTMENT OF PUBLIC WORKS  
Inter-office Memorandum - Transmittal

DATE: 1/29/24  
TO: Immanuel Bereket  
FROM: Maurice Armstrong  
APPROVED: *Sth Maurice*  
RE: Sydriel Costal Permit and Use  
Permit P4258  
APN: 119-198-03  
ADDRESS: 11401 State Route 1, Pt. Reyes  
Station

DUE: 1/29/24  
**TYPE OF DOCUMENT**  
 DESIGN REVIEW  
 COASTAL PERMIT  
 LAND DIVISION  
 VARIANCE  
 USE PERMIT  
 ADU PERMIT  
 ENVIRONMENTAL REV.  
 OTHER:

Department of Public Works Land Use Division  
has reviewed this application for content and:

Comments Included (Inc.) or  
Attached (Att.) from other DPW  
Divisions:

- Find it **COMPLETE**
- Find it **INCOMPLETE**, please submit items listed below
- Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

- Traffic
- Flood Control
- Other: \_\_\_\_\_

**Note to Planning**

The following documents have been provided to the Department of Public Works (DPW): Draft Parking Plan dated 1/17/24 and Trip Generation Study dated 1/24/24. DPW has reviewed the documents and find the application complete.

**Merit Comments**

**Prior to Issuance of a Building Permit:**

1. **Accessibility:** Dimension the following information on the site plan to ensure compliance with CBC 11:
  - a. Running slope and cross slope along exterior accessible route.
  - b. Width of walking aisle along full length of accessible route.
  - c. Demonstrate compliance with CBC 11B-250.1.
2. **Grading & Drainage Plan:** Provide the following information on the drainage and grading plan:
  - a. Plan shall show and label the limit of disturbance. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Indicate to where off haul will be taken. Include trenching for new utilities.
  - b. Indicate means of restoring all disturbed areas and provide final surfaces.

**Best Management Practices:**

3. Per Marin County Code § 24.04.625(a)(c)(g)(k), provide a plan indicating construction-phase best management practices (BMPs) include erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment

control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website,

[https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosion\\_sediment-control-measures-for-small-construction-projects-2015.pdf?la=en](https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosion_sediment-control-measures-for-small-construction-projects-2015.pdf?la=en)

4. **Utilities:** Plan shall show the location of all the existing utility laterals and indicate which, if any, will be upgraded or relocated with this project, dimension laterals from meter box to structure. Be certain to include water, gas, and electric. In addition, clarify which laterals are for commercial uses and which are for residential uses.
5. **Encroachment Permit:** Mesa Road and A Street are County maintained roads. An Encroachment Permit from DPW is required for any work within the County's Road right-of-way, including, but not limited to, utility trenching, installation of new utility connections, and modifications to the driveway apron, curb and gutter. The plans shall clearly identify all proposed work in the right of way. If any work is proposed in the right of way, complete and submit an Encroachment Permit Application with your re-submittal.

-END-