



MEMORANDUM

TO: Marin County Planning Commission
FROM: Immanuel Bereket, Principal Planner
DATE: January 17, 2024
RE: Agenda Item No. 1– Sydriel Coastal Permit and Use Permit

The purpose of this memorandum is to provide additional written correspondence to the Deputy Zoning Administrator staff received since the publication of the staff report. Enclosed, please find correspondences from the public and the applicant, who has requested a continuance of the hearing to Thursday, February 1, 2024.

ATTACHMENTS:

1. Post-Publication correspondence

Immanuel Bereket

Subject: FW: DZA Hearing,

From: Julie VanAlyea <julie@redwoodoil.net>

Sent: Wednesday, January 17, 2024 9:58 AM

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

Cc: Matt Donohue <mtonohue@transtechconsultants.com>; Maurice Armstrong <Maurice.Armstrong@MarinCounty.gov>

Subject: RE: DZA Hearing,

Manny

Please postpone the hearing for 2 weeks so we can rework the plans per our conversation.

Julie



January 17, 2024

Supervisor Dennis Rodoni

3501 Civic Center Dr.

San Rafael, CA 94903

Dear Supervisor Rodoni,

The Marin Horse Council (MHC) is writing to encourage you to modify the County's plans to remodel the only gas station in Pt. Reyes Station.

Currently, the gas station's fuel pumps are accessible to trucks with horse trailers, albeit in a very awkward manner. Under the proposed plan, many equestrians driving trucks and trailers will no longer be able to access these pumps at all. In addition, West Marin parks attract equestrians from all over California and beyond – most who camp at local facilities. A nearby and accessible vehicle fuel source is essential to support this activity – which in turn supports a thriving local economy. Likewise, having a local fuel source also enables cargo trucks, arborists, and those hauling boats and landscaping materials, etc. to serve local residents and visitors.

Perhaps most importantly, in the event of another natural disaster at the Seashore, a local and accessible source of fuel simply must be readily available for the larger vehicles of the first responders.

MHC is concerned that the County has decided that none of the proposed changes to the gas station require a traffic study. We think that a traffic/congestion study is *absolutely* necessary as the proposed layout will result in a longer back up of vehicles onto the road – especially on weekends and holidays.

In summary, MHC sincerely hopes that the County will reconsider some of its proposed changes to the gas station property in Pt Reyes Station and make it more accessible to equestrians, local merchants, service providers and first responders. To not take them into consideration, could result in increased traffic congestion. This in turn, could deter those who visit and provide services to Pt Reyes Station and its neighboring parks to spend their time elsewhere. This would be a hardship on the local economy and a loss to the community.

Thank you for your consideration,

Amory Willis

Amory Willis, President Marin Horse Council

Cc: Linda Novy, Judy Teichman, Pamela Bridges, Morgan Patton, Immanuel Bereket, Maurice Armstrong

Immanuel Bereket

From: Stephen Antonaros <santonaros@gmail.com>
Sent: Monday, January 15, 2024 12:07 PM
To: Immanuel Bereket
Subject: Pt Reyes Gas Station - DPW

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

Manny,

There is growing concern about the lack of review by DPW of the issues regarding intensification of vehicular and pedestrian traffic from the larger store and additional parking spaces proposed under the gas station renovation project.

As a result, there will likely be calls for the plans to be sent back to DPW for further review of these matters.

My questions are as follows:

- 1) Would it be better to have the permit sent back to DPW now and the hearing postponed?, or,
- 2) What could the DZA do at the hearing that would address the concerns that are DPW domain issues?
- 3) If the DZA approves the permit at the hearing, what are the appeal rights people have? and
- 4) Is an appeal the best way to address these questions that are not going away?

Please let me know as soon as possible. A phone call is fine as well.

Steve Antonaros

President

Point Reyes Station Village Association

415-864-2261

Immanuel Bereket

From: Stephen Antonaros <santonaros@gmail.com>
Sent: Tuesday, January 16, 2024 9:16 AM
To: Immanuel Bereket
Subject: Re: Pt Reyes Gas Station - DPW

Manny,

Thank you for forwarding all of the responses from DPW. For some reason I only received the first one.

The main point, from the community's perspective, is that DPW is not reviewing vehicular ingress and egress from the many points this parcel allows vehicles to cross. With no sidewalks and no clear curb cuts, the project will intensify egress issues all around the three abutting streets.

This is really the one issue that keeps coming up in the community and that is that this will be a more intensive use not less than the current one, especially in terms of how vehicles ingress and egress. The interpretation used by Planning and DPW that residential is less intensive and there is less commercial use proposed are all technically accurate but not in actuality.

The current commercial uses are minimal, mostly vacant and unused for years and create relatively low levels of traffic which still can create gridlock issues around all the frontages during tanker filling and customers queued up for gas. The one or two current residents do not have cars. The new use will add many more trips to a larger market, active parking access from all streets and the market will be expanding the sale of propane in tanks, which require vehicles to park and carry tanks into the store. All of this traffic, vehicular and pedestrian is now channeled through one entry door where now there are multiple retail doors, separated from each other.

I am just giving you a heads up that at the hearing these issues will be brought up although I do not intend to be there. I would recommend the approval have some language that allows review of traffic issues at some future point or some response from DPW about traffic in and out of all the possible configurations.

Steve Antonaros

President

Point Reyes Station Village Association

On Tue, Jan 16, 2024 at 8:47 AM Immanuel Bereket <Immanuel.Bereket@marincounty.gov> wrote:

Stephen,

I don't concur with your assertion that DPW did not review the plans. It is incorrect. They have received these plans for nearly a year. Please see their memorandums in reviewing these plans for over a year.

Manny

From: Stephen Antonaros <santonaros@gmail.com>
Sent: Monday, January 15, 2024 12:07 PM
To: Immanuel Bereket <Immanuel.Bereket@MarinCounty.gov>
Subject: Pt Reyes Gas Station - DPW

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

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Steve Antonaros

President

Point Reyes Station Village Association

415-864-2261

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

Immanuel Bereket

From: bobbil@sonic.net
Sent: Saturday, January 13, 2024 4:24 PM
To: Immanuel Bereket
Subject: gas station project

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This is a bad idea ! It will cause more traffic in a already dangerous inter section, we do not need another store,

building an apartment six feet from gas pumps is a heath hazard . We do need more housing but this is a terrible idea !!

Please do not approve this plan !--

Bobbi Loeb

Immanuel Bereket

From: pamelabridges <p.bridges@mac.com>
Sent: Tuesday, January 16, 2024 9:45 PM
To: julievanaylea
Cc: Stephen Antonaros
Subject: hello

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sorry.

a question from an A street resident next to MALT, she lives directly across from the proposed 1000 g propane tank.

will this tank be used for filling private portable propane tanks? or will RV's be pulling up to have storage tanks filled?
if so, where is parking to accommodate RV's?

pamelabridges

Immanuel Bereket

From: pamelabridges <p.bridges@mac.com>
Sent: Thursday, January 11, 2024 3:10 PM
To: Maurice Armstrong
Cc: steve Antonaros
Subject: point reyes gas station
Attachments: hello Julie.docx

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hello mr. armstrong,

i am including some questions that steve atonaros and i will discuss via julie and her team zoom next monday prior to the county meeting.

of note the lack of traffic study from the DPW .

comments:

the present use of the gas station is

gas pumps, 215 sq ft cashier office which sells bagged chips and canned soda, a seldomly used art studio (not open to the public for sales) , and

the Blue Water Kayak office. Blue Waters does a majority of bookings online, and has the office for visitors who may see the shop.

the proposed remodel is a minimart which is NINE times larger and is converted to prepared foods, salads, yogurt, coffee station, sodas and chips and minimart items.

this is a markedly different usage and will generate much more foot and car traffic than the present use.

the predicted delay of people pumping gas and going into the minimart to

get a coffee and burrito will hold up the flow and create more of a log jam than what now occurs in the summer, weekends and busy days.

we am requesting the DPW staff meet the design review members to walk the site together. We also wondering if CalTrans should be involved in this traffic/ circulation study.

the 2 parallel parking spots in front of the minimart are not practical in any way to enter, park or exit while cars are pumping gas.

the handicap parking spot on the corner blocks trucks or cars from safely entering the pumps.

there is no safe pedestrian access which is not really needed now since there is MINIMUM pedestrians going to the gas station,

but will be necessary if the proposed minimart goes forward.

thank you,
we will see you at the county meeting 01/18/2024 @ 10:00 am
please respond if you have any comments or questions

pamela bridges
steve antonaros

design review
point reyes village association

Immanuel Bereket

From: pamela bridges <p.bridges@mac.com>
Sent: Tuesday, January 16, 2024 8:02 PM
To: Immanuel Bereket
Cc: Dennis Rodoni
Subject: question re: gas station

I attempted to find marin county regulations re: sale of tobacco products (cigarettes and oral chew tobacco) within 1500 or 1000 ft from a school.

has anyone in planning checked this out in terms of our west marin school and vicinity of the gas station?

the palace market does not sell any tobacco products.

thank you

pamela bridges

co-chair design review

point reyes village association

Immanuel Bereket

From: C Dorinson <cdorinson@hotmail.com>
Sent: Saturday, January 13, 2024 3:00 PM
To: Maurice Armstrong; Immanuel Bereket; Morgan Patton; Dennis Rodoni; helpline@arb.ca.gov
Subject: plan development of gas station in Pt Reyes Station, CA

You don't often get email from cdorinson@hotmail.com. [Learn why this is important](#)

I am writing as a concerned resident of Point Reyes Station about the proposed project to install a 1,980 square foot store and 5 apartments in the site of the current gas station building on the corner of Hwy One and Mesa Road in downtown Pt Reyes Station.

And I have learned you feel no Traffic Study is needed for this development. Perhaps that may be true by County or State legal standards, but I implore you to get out of your Civic Center office and drive out to Pt Reyes Station and spend a few hours sitting in a chair on the sidewalk next to Wells Fargo Bank and across from said gas station from 9am to 4pm on any upcoming weekend day of your choice to watch the hundreds of cars, trucks, trailers, etc., passing by along with dozens of bicyclists, several dozen motorcyclists, and even dozens of pedestrians trying to navigate their way around this particular one block area of our little town.

This part of town already has one of the most dangerous intersections in West Marin, and our town already has near to no parking available in that area. Yet you believe it is okay to put in a large franchise business selling all sorts of quick takeout food.

Where are its customers to park?

And how do they navigate to a parking place at this proposed business, around the many cars already pulling into and out of THE ONLY GAS STATION in West Marin?

And if they find another place in town to park and walk to this business, how do they safely cross the wide roadway while trying to dodge the large numbers of cyclists flying down the hill, the large groups of motorcyclists and automobile clubs out on their weekend rides, and drivers trying to pull into and out of the gas station?

I strongly suggest you make a site visit to this gas station and spend time in that part of our town to observe the traffic flows, parking, pedestrian and cyclist situation and more before approving this business for development.

And I don't want to even start on how close to gas pumps and gasoline storage tanks you want to place 5 residences for adults and children to live in. Seriously??

Cathleen Dorinson
Point Reyes Station

Immanuel Bereket

From: C Dorinson <cdorinson@hotmail.com>
Sent: Saturday, January 13, 2024 3:27 PM
To: Maurice Armstrong; Immanuel Bereket; Morgan Patton; Dennis Rodoni; helpline@arb.ca.gov
Subject: plan development of gas station in Pt Reyes Station, CA

You don't often get email from cdorinson@hotmail.com. [Learn why this is important](#)

My second letter re this proposed project.

I have been told you feel there is no need for a traffic study because the development is going from totally commercial to 50% residential. Perhaps on a strictly square foot basis. However, you do not consider the huge increase of auto and pedestrian traffic coming to shop at the 1,980 sq ft convenience store. Much more than the gas station and 2 small businesses could ever draw now. I believe the commercial business will increase dramatically because of this expansion, not lessen.

Also, are you aware of where the gasoline storage tanks are located? Do you have any concerns about placing residences so close to these storage tanks and the gas pumps? Do you understand how flammable and explosive gasoline is? Do you believe there could never be a truck to lose its brakes coming down the hill into town and swerving over toward the gas station, hitting one or more pumps and blowing up the entire block? I know that can happen now, but there are not 5 families living on top of that potential situation right now.

We do not just have a cute, sleepy little town full of sweet family tourists visiting us occasionally. We regularly have double trailers, five or more bales high of hay or alfalfa heading out to feed the cattle on the ranches in West Marin, large metal trailers. two levels high, full of steers going to market, large tanker trucks full of fresh milk from the ranches, or full of propane, large school buses taking children from all over West Marin to their schools, large delivery trucks of food for the grocery or restaurants, large lumber and supply trucks delivering to the hardware store, construction worker's trucks by the dozens, utility and tree worker vehicles. And more I cannot remember at the moment. All of these, plus tourist's vehicles set up the possible scenario I described above. Or, if nothing else, simply adding to the congestion around the existing gas station. And you want to increase the traffic congestion, not just on the street in front, but on the actual plot of land the gas station and building sit upon.

Again I ask you to come sit for a while in our town and observe the traffic and parking situations before you consider approving this project.

Cathleen Dorinson
Point Reyes Station

Immanuel Bereket

From: Jeff Felix <felix2468@horizoncable.com>
Sent: Sunday, January 14, 2024 8:43 AM
To: Immanuel Bereket
Subject: Gas Station expansion in PRS

[You don't often get email from felix2468@horizoncable.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Mr. Bweket

Regarding the expansion of the gas station here in PRS. I am concerned that with this expansion will result in the necessity of a traffic light on Mesa Rd. and HWY One and/or where HWY One curves in town, the block West of Mesa Rd..

Congestion is already becoming an issue in town. Parking is a problem. I would hate to see PRS become another tourist town like Carmel (got forbid). I also do not think the town has the septic capacity to accommodate more visitors and that will move the town to develop a sewer system and then the town as we know will cease to exist.

Change is inevitable. Of course. BUT, this change will be a paradigm shift in change And a bad one.

Jeff Felix
171 Mesa Rd.
PRS

Immanuel Bereket

From: Morgan Patton
Sent: Tuesday, January 16, 2024 6:42 PM
To: Immanuel Bereket
Cc: Dennis Rodoni
Subject: Fwd: Pt Reyes Gas Station

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

From: D G <dgilseth@gmail.com>
Sent: Tuesday, January 16, 2024 3:33 PM
To: Morgan Patton <Morgan.Patton@MarinCounty.gov>
Subject: Pt Reyes Gas Station

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

Hello, as a long time visitor and volunteer at PtReyes Natl Seashore, I know how difficult it is to get a truck and trailer into the one and only gas station in town. As unfortunate as some of the residents may feel, visitors to PTReyes keep the economy bustling. Also, the number of trucks and trailers that travel in and out of town, are absolutely necessary for deliveries to and from businesses. Please ensure access to this station is provided to trucks and trailers.

Thank you, Denise Gilseth

Immanuel Bereket

From: Bob Hunter <bolinas.hunters@sbcglobal.net>
Sent: Tuesday, January 16, 2024 10:48 AM
To: Dennis Rodoni; Morgan Patton; Immanuel Bereket; Maurice Armstrong
Subject: Gas staion in Point Reyes

You don't often get email from bolinas.hunters@sbcglobal.net. [Learn why this is important](#)

Dear Supervisor Rodoni,

I am writting to express my concern about the new plans for the gas station in Point Reyes Station as it is the only place in West Marin where I can get fuel for my truck and horse trailer.

Do we really want people here to have to drive all the way to Novato to get fuel for their rigs ? Aren't we trying to reduce the amount of CO2 we produce ?

As it is I try to ride as close to home as possible and make fewer trips.

I'm sure there are others who pull trailer for work that would also need access to the station.

Thank you for your time,
Lisa Herbert

Immanuel Bereket

From: Anne Sands <annedogtown@gmail.com>
Sent: Tuesday, January 16, 2024 6:49 PM
To: Dennis Rodoni; Morgan Patton; Immanuel Bereket; Maurice Armstrong
Cc: Judy Teichman; loretta.n.murphy@gmail.com
Subject: Point Reyes Gas Station remodel

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

Dear Supervisor Rodoni, Morgan, Immanuel and Maurice,

I am writing today to express my concerns about the design and safety of the proposed remodel of Point Reyes Gas Station. Now that Bolinas has lost its gas station, the Point Reyes gas station will be the only one for many miles. Its proposed design and function have become even more in need of careful planning.

From my experience on the Marin County Planning Commission, as well as 40 years of driving around the Point Reyes Station area (many of those miles hauling large trailers), I highly recommend a **traffic study** be conducted to assess the impacts on traffic flow of changes in fuel pump access and proposed parking.

Having a reasonably accessible fueling station in Point Reyes Station has been essential to me and to my friends who are ranchers, equestrian business owners, contractors, landscapers, tree workers and fisherfolk who have large vehicles and often haul trailers or chippers as part of their professional services. Visitors with RV's will also be impacted.

Regarding a franchise snack bar, I believe there is no need for a franchise snack bar at the gas station as there are already several unique (and non-franchised) locally owned and managed coffee bars, bakeries, delis and restaurants within a short distance of this site.

Of course more housing is needed in West Marin. However, I believe more attention should be paid to health issues of having housing so close to fuel pumps.

Come and visit the site and observe the already limited access for large vehicles. Then imagine what the remodel will mean for vehicle and trailer access and the resulting traffic congestion as drivers attempt to safely maneuver to allow access to the fuel pumps.

Thank you for considering my concerns. I look forward to hearing about a modified plan addressing these concerns and those of others who will be directly impacted.

Anne Sutherland Sands

Past President of the Marin County Planning Commission
Current Manager Woodville Ranch in Dogtown
5755 Highway One
Bolinas, CA 94924
415.868.1618 Landline
415.847.0678 TEXT only
annedogtown@gmail.com

Immanuel Bereket

From: Judy Teichman <judyteichman@gmail.com>
Sent: Tuesday, January 16, 2024 7:55 PM
To: Immanuel Bereket; Maurice Armstrong
Cc: Dennis Rodoni; morgan@eacmarin.org; Don Dickenson
Subject: Point Reyes Gas Station Remodel - Traffic Study is Essential

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

Immanuel Berekat and Maurice Armstrong:

It is essential that a traffic study be conducted on the proposed remodel of the Point Reyes Gas Station.

The gas station in Point Reyes Station is the only gas station in West Marin. It is the primary source of fuel for people who live on the coast from Stinson Beach north to Marshall. Access is particularly important for those of us who live out here and use vehicles that haul trailers, e.g., equestrians, landscapers, people with boats, and others. It is also an essential source of fuel for visitors driving recreational vehicles. The gas station is located at a 90 degree turn on Highway 1 leading into and out of "downtown" Point Reyes. It's difficult today to access the fuel pumps on the highway side of the pump aisle with a large trailer in the garage's current configuration on weekdays and often impossible on holiday weekends. There is no space for vehicles to wait for access to the fuel pumps without blocking Mesa Road on the side of the station, or the 90 degree turn of Highway One in front of the station. There will be even less access to the fuel pumps 24/7 if vehicles are parked at the fuel pumps while occupants run into a convenience store.

In all respects, I join in the email Anne Sands sent on this same date expressing concern about the design and safety of the proposed remodel of the Point Reyes Gas Station.

Respectfully,

Judy Teichman
145 Mesa Road
Point Reyes Station

Immanuel Bereket

From: Morgan Patton
Sent: Tuesday, January 16, 2024 6:43 PM
To: Immanuel Bereket; Dennis Rodoni
Subject: Fwd: Point Reyes Gas Station

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

From: Sharon Vallejo <sharon@premierhce.com>
Sent: Tuesday, January 16, 2024 5:38 PM
To: Morgan Patton <Morgan.Patton@MarinCounty.gov>
Subject: Point Reyes Gas Station

You don't often get email from sharon@premierhce.com. [Learn why this is important](#)

Dear Morgan,

I've been riding in West Marin for years and DEPEND on the gas station, especially since it offers diesel. The station needs to remain open and available to trucks and trailers for those who can't make the drive back "over the hill " to get gas!!

Many of these drivers are from out of the area and do not realize the distance to the next opportunity for gas,

I request that the decision to keep the gas station open to those who have trucks and trailers remain allowed to remain open. This is a service to the community!

Thank you.
Sharon Vallejo

--

Sharon Vallejo, Broker Associate
Premier Homes & Country Estates



127 Fourth Street, Petaluma, CA 94952
c: 707.953.4788
premierhce.com

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Greenwich, CT	Philadelphia	

Immanuel Bereket

From: Ron Wagner <ron.ronwagner@gmail.com>
Sent: Monday, January 15, 2024 1:56 PM
To: Dennis Rodoni
Cc: Immanuel Bereket; Morgan Patton; Pamela Bridges, PRSVA, ; Bonnie Ruder; Ron Wagner
Subject: Point Reyes Station Gas Station Project

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

Hello Dennis,

I offer summary because I'm sure you've been pounded with all the negative points this project contains. A simple summary at that !

There is Nothing Right about this project!

There is nothing "Point Reyes Station" about it! It is 100% Tourist oriented!

A face saving token low income housing unit doesn't make it Right!

I'd rather take this moment to ask you to use your office to reach out to the Planning Department and have them do their job as expected by this village.

And that is; to examine project documents in detail and not simply rubber stamp them as is so obviously apparent.

In fact Dennis, I think that the consequences of its outcome are important enough for you to consider making it a plank on your campaign trail certainly important enough to have county Planners sit down at the same table with the PRSVA design team.

Please consider this email to be two negative votes towards the project as presented because it carries the signature of Bonnie Ruder also.

Thank you Dennis

Respectfully,

Ron Wagner and Bonnie Ruder