

PROJECT STATUS

November 13, 2023

Matt Donohue
mdonohue@transtechconsultants.com
130 Shiloh Rd., Bldg 44, Ste J
Windsor, CA 95492

RE: Sydriel Coastal Permit and Conditional Use Permit
11401 State Route 1, Point Reyes
Assessor's Parcel 119-198-03
Project ID P4258

Dear Mr. Donohue,

The Planning Division and reviewing agencies have examined your application and have determined that it is incomplete because additional information is required.

Incompleteness Items

Please carefully review the list of required items below and, unless specified otherwise, submit one copy of full-sized plans, one copy of plans reduced to 11" by 17", and two copies of any required documents within the next 30 days. In addition to the list of required items below, please carefully review the enclosed inter-office memorandums from Environmental Health Services and the Department of Public Works, and provide appropriate documentation as requested.

Marin County Community Development Agency, Planning Division (Manny Bereket, (415) 473-2733).

1. **Roof plans:** Please provide roof plans superimposed Roof plans that indicate existing and proposed pitch, slope direction, hips, valleys, and size and location of any mechanical equipment, vents, ducts, skylights, and chimneys must be shown on the site plan. The roof plans must be overlaid on the topographic contours and include roof corners and ridgeline elevations. In those instances where natural grade no longer exists, such as the project site, an interpolation of natural grade based on surrounding grade shall be shown in dashed contour lines.
2. **Color Rendering:** In compliance with submittal checklist Item No. 30, please provide a 3-D rendering of the existing building and the proposed modifications. The rendering shall be for each elevation. The color rendering submitted do not clearly depict or illustrate the proposed exterior modifications.

Submittal

Please submit all of the requested information together to the Planning Division at one time. The review of your application may be delayed if you submit information directly to the agency that requested the information. The time period required by State law for us to review the additional information will not commence until all of the required items are submitted to our office. If you require additional time to collect the information listed above, please send me a written request for an extension for a specific period of time. It is important to ask for an extension if you need one because your application will automatically expire unless an extension of time is requested and granted.

Appeal Rights

If you disagree with this decision regarding the incompleteness of your application, you may appeal it to the 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 10 business days from the date of this decision.

Questions and Contacts

Please do not hesitate to call me at (415) 4763-2755 or contact me via email at ibereket@marincounty.org as questions arise regarding your application or the development review process. I will return voicemail messages before the end of the next business day. Please do not visit our office expecting to meet with me without an appointment. If you wish to discuss your application in person, please contact me to schedule a time when we can meet. I will try to schedule an appointment within five business days. If you have questions about comments from another agency, please contact the staff from that agency directly. Thank you.

Sincerely,



Immanuel Bereket
Principal Planner

Attachments:

1. Environmental Health Services, memorandum dated November 13, 2023
2. California Coastal Commission, email correspondence dated November 11, 2023
3. Point Reyes Station Village Association comments, dated October 16, 2023

cc: Sydriel, LP
julie@redwoodoil.net
50 Professional Center Drive, STE 100
Rohnert Park, CA 94928

INTERDEPARTMENTAL TRANSMITTAL
MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES
 ROOM 236, 473-6907
Second Planning Transmittal

DATE:	November 13, 2023	TYPE OF DOCUMENT
TO:	Immanuel Bereket, Senior Planner	DESIGN REVIEW
FROM:	Gwendolyn Baert, Supervising REHS	LAND DIVISION
RE:	Sydriel Coastal Permit and Use Permit Project ID P4258	X USE PERMIT VARIANCE
AP#:	119-198-03	MASTER PLAN
ADDRESS:	11401 State RTE, PRS	X COASTAL PERMIT LOT LINE ADJ. OTHER

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

WATER	X	SEWAGE	SOLID WASTE
POOLS		HOUSING	X FOOD ESTABLISHMENT

THIS APPLICATION IS FOUND TO BE:

FIND IT COMPLETE.

FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.

X FIND IT ACCEPTABLE AS PRESENTED, WITH THE FOLLOWING CONDITIONS.

RECOMMEND DENIAL FOR THE REASONS LISTED BELOW.

Sewage:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.

The application contains enough information to determine that the applicant can comply with EHS standards.

- **Peak flow has been adjusted to allow an increase of discharge from the food facility/convenience store to 436 GPD (Peak Flow).**
- **Peak wastewater flow from the proposed residences (840 GPD) and the gas station convenience store (436 GPD) not to exceed 1276 GPD.**

2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency's standards, please list the information that you will need to make this determination. **N/A**

3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency's standards.

The septic system serving this property will be considered a commercial wastewater discharge system with a combined wastewater flow of less than 1500 gallons/day. An operational permit will be required for the operation and maintenance of the septic system.

4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications. **N/A**

Food Establishment:

The plans for the modification of the convenience/grocery store (equipment, plumbing and finish schedule) will need to be approved by EHS plan check for compliance with the California Retail Food Code, this will be required prior to issuance of the building permit for the modification.

Immanuel Bereket

From: Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>
Sent: Tuesday, November 7, 2023 6:54 PM
To: Immanuel Bereket
Cc: KoppmanNorton, Julia@Coastal; eric.martinez@coastal.ca.gov
Subject: RE: Sydriel Coastal Permit and Use Permit (P4258) -

No further questions on this one, Manny, thanks!

Stephanie R. Rexing

From: Bereket, Immanuel <IBereket@marincounty.org>
Sent: Thursday, October 26, 2023 11:03 AM
To: Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>
Cc: KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov>; eric.martinez@coastal.ca.gov
Subject: Sydriel Coastal Permit and Use Permit (P4258) -

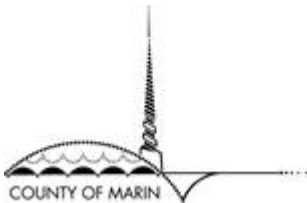
Good morning,

The applicants for the above-referenced project have submitted additional application material and response to comments. Could you please review and provide your comments on or before **Friday, November 10, 2023**. Attached, please find the following documents:

- i. Transmittal coverage;
- ii. Response to comments letter;
- iii. Updated project update; and,
- iv. Updated project description.

Please feel free to contact me if you have any questions.

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

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

TO: Marin County Planning Dept.

RE: **PRVA-DRC Gas Station Plan Review** **October 16, 2023**

The Design Review Committee reviewed the re-submitted plans from the CDA transmittal of 9/11/ 2023.

The plans re-submitted appear to be identical to the initial submittal.

We still question the location and size of the proposed convenience store.

Therefore, we repeat the suggestion that a much smaller store component of the gas station business and a location within the old garage bay is preferred, not enclosing the porch area.

The corner dwelling unit as proposed, so close to traffic, noise and gas emissions is not appropriate for a habitable dwelling.

Therefore, reconfiguring the dwelling unit layout while relocating the concession would be more functional while reducing impacts from vehicle and customer traffic. In addition, planting areas, low garden fences or other demarcations are suggested to acknowledge the residential units as different from the industrial nature of the gas station. Awnings over unit entries would also contribute to this.

We are concerned that the higher number of market rate dwellings proposed does not address the greater need in Point Reyes Station for more affordable housing.

Therefore, we request the project sponsor consider more of the units to be rented at rates equivalent to 80% (or less) of median income and fewer at market rate.

Signage proposed suggests multiple exterior lights and electrified signs. We want to stress the importance of this new building acting as a model for dark sky lighting & signage darkskywestmarin.com and that the overall design should have less of a franchise look and feel and more of the one-of-a-kind retail which is what exists as a quality of existing village businesses.

Therefore, from the plans there appears to be only one sign, "Point Reyes Station", and that is acceptable provided it is not backlit. There is no indication if the sign is backlit, front lit or painted. We prefer no signs with integral lighting such as neon, or plastic backlit signs. All lighting should be downcast with light sources as invisible as possible.

The proposed location of the convenience store creates new pedestrian and vehicular congestion. Moving the location of the store and entry back to the garage bay would mitigate this, along with reducing the size of the store, however, the proposed location appears to worsen the congestion.

Therefore, we strongly suggest Planning request detailed circulation plans for the following regular vehicular movements: 1) Gas tanker loading, parking, filling and exiting 2) ADA space and exiting cars 3) Vehicle queuing and/or parking as a result of customers filling gas while waiting in line inside concession and 4) pedestrian circulation paths to dwellings, around concession entry and to and from surrounding streets.

The proposed septic system requires the entire yard area for in ground and above ground infrastructure.

Therefore, existing trees in close proximity should be shown accurately on future plans with tree trunk sizes and species noted, indicating which, if any, are to be removed to determine any impacts.

The 2D elevations do not show the depth of changes proposed.

Therefore, a 3D rendering of the existing and proposed conditions, especially at the existing open porch, is requested from the same vantage point in order to more accurately convey the details of the changes proposed at the front and at the rear.

Sincerely,

Steve Antonaros, President, Point Reyes Station Village Association