

# RANDALL FLEMING, ARCHITECT

April 17, 2016

Jack Liebster, Planning Manager  
Planning Division  
Community Development Agency  
3510 Civic Center Drive, Suite 308  
San Rafael, CA 94903

Dear Jack,

Here are the proposed language revisions that you suggested I send to you as per our talk after the PRSVA meeting in Point Reyes Station; plus more on the ground information regarding commercial uses in the downtown core.

I believe, and the data supports, that Point Reyes Station is already providing significant visitor services in our core area and can do so in the future without any change in zoning. Ground floor commercial space in the core area is approximately 173,000 square feet, with another 16,700 square feet in second story space. Of the 80 businesses in the core area, we estimate that 32 primarily serve visitors, 21 serve tourists and residents at varying degrees, and 27 primarily serve residents. All of this has been functioning well under the existing zoning.

## **PROPOSED LANGUAGE REVISIONS**

*Community Specific Policies (LCP page 81)*

*Background*

## **EXISTING**

*The Marin County Coastal Zone is home to distinctive towns and villages that have a strong sense of place (see Map 16 – Community Areas). The character of these communities depends in large part on their physical setting, the nature of land uses within them, and their visual appearance.*

## **PROPOSED**

The Marin County Coastal Zone is home to distinctive towns and villages that have a strong sense of place (see Map 16 – Community Areas). The character and appearance of these communities has been shaped and nurtured by residents and property owners for over a century, and is enhanced by the physical setting and the nature of land uses within them.

## **EXISTING**

*Although Marin County's coastal communities reflect a long-standing commitment to maintain the characteristics that draw residents and visitors to them, changing economics and land development practices could threaten community character. Achieving a balance between local- and visitor-serving businesses continues to be a challenge in Marin County, as elsewhere along California's coast. At the same time, the Coastal Act places a high priority on visitor-serving facilities, particularly lower-cost facilities, and visitors as an important part of the local economy.*

## **PROPOSED**

Marin County's coastal communities reflect a long-standing commitment to maintain the characteristics that draw residents and visitors to them. Achieving a balance between local and visitor-serving businesses may be a challenge in parts of Marin County, as elsewhere along California's coast. As many businesses in rural Marin County serve tourists and other businesses financially thrive by serving both, visitors and residents are each critical to the local economy. The Coastal Act places a high priority on facilities that serve visitors, particularly lower-cost facilities.

## **C-PK-3 Mixed Uses in the Coastal Village Commercial/Residential Zone.**

## **EXISTING**

*Continue to permit a mixture of residential and commercial uses in the C-VCR zoning district to maintain the established character of village commercial areas. Principal permitted use of the C-VCR zone shall include commercial uses. In the village commercial core area, residential uses shall be limited to: (a) the upper floors, and/or (b) the lower floors if not located on the road-facing side of the property. Residential uses on the ground floor of a new or existing structure of the road-facing side of the property shall only be allowed subject to a use permit where a finding can be made that the development maintains and/or enhances the established character of village commercial areas. Existing legally established residential uses in the C-VCR zone on the ground floor and road-facing side of the property can be maintained.*

## **PROPOSED**

Continue to permit a mixture of residential and commercial uses in the C-VCR zoning district to maintain the established character of village commercial areas. The principal permitted use of the **C-VCR zone within the Village Core Area** shall include commercial uses. In the village commercial core area, residential uses shall be limited to: (a) the upper floors, and/or (b) the lower floors if not located on the road-facing side of the property. Residential uses on the ground floor of a new or

existing structure of the road-facing side of the property shall only be allowed subject to a use permit where a finding can be made that the development maintains and/or enhances the established character of village commercial areas. Existing legally established residential uses in the C-VCR zone on the ground floor and road-facing side of the property can be maintained. The principal function of the **C-CVR zone outside of the Village Core Area** is to maintain the established character of the village residential and commercial mixed-use areas.

Thank you for your consideration,

Randall Fleming, Architect  
36 Cypress Road,  
Point Reyes Station  
415 408-1427