Coast Guard Housing
Working Group Meeting #3
November 13, 2017
Agenda

• Review land use restrictions and community plan
• Discuss tentative timeline
• Consider methods for community engagement
Site map: Coast Guard Housing Facility
Coast Guard Housing Facility

- 36 town homes;
- Barracks;
- Kitchen;
- Support facilities; and
- Tennis courts, playground, etc.
Site profile

• Lot Size:
  - 985,327 sq ft (22.6 ac);
  - 25,000 sq ft (0.57 ac)

• Countywide Plan Designation:
  - Coastal, Open Space (C-OS);
  - Coastal, Rural/Residential (C-SF4)
Zoning District

- Coastal, Open Area (C-OA);

- Coastal, Residential, Agricultural (C-RA-B3; 20,000 square foot minimum lot area)

- The only residential uses allowed are: “necessary residential accommodations for teachers or custodial staff” or “residences clearly accessory to the primary use of property for agricultural purposes.”
Environmental constraints

• The Coast Guard site is constrained by Lagunitas Creek and accompanying Stream Conservation Areas (SCA) and Wetland Conservation Areas (WCA).

• The California Coastal Commission (CCC) has retained original permit jurisdiction for areas within 100 feet of Lagunitas Creek.

• Redevelopment of the site would require preparation of an Environmental Impact Report (EIR) consistent with the California Environmental Quality Act (CEQA).
Local Coastal Program & Allowed Uses

• The Local Coastal Program (LCP) is the primary planning document that governs land development.

• Any development is subject to the LCP land use policies.

• The County is currently in the process of proposing a comprehensive amendment to the LCP, which if certified by the CCC, would add affordable housing as a conditional use allowed in the C-OA district.
Rezoning Process

- CCC traditionally prioritizes environmental protection, open space, agriculture, and visitor-serving uses in the Coastal Zone.

- Coastal Development Permit, Use Permit and Design Review, a rezoning, LCP/General Plan amendment, Master Plan, Subdivision, Affordable Housing Plan, survey of archaeological resources, review by Department of Fish & Wildlife, and environmental review consistent with CEQA.
Community Plan

Encourages affordable housing developments that:

(1) are reasonable in scale compared to the size of the existing community;

(2) meet the needs of persons employed locally rather than drawing new residents with jobs elsewhere;

(3) do not overburden local services;

(4) include at least 25% rentals; and

(5) are designed to provide age and occupational diversity to the Point Reyes Station community.
Schedule & Timeline (estimate)

• Appraisal completed (Sept)
  – Survey underway
  – Coast Guard 2- 4 months to review (Dec-Feb)

• Purchase and sale agreement (Jan-March)
  – Coast Guard review 5-10 months (August- January 2019)

• Close on sale of property
  – (November 2018  –April 2019)
Schedule & Timeline (estimate)

• *Working Group Meetings* (Sept, Oct, **Nov**, Feb, May)

• All - Community engagement (Jan – Feb)

• *Working Group - Review draft RFP* - (Feb)

• County - Issue RFP (March – April)

• *Working Group - Review RFP responses* (May)

• County – select developer
Community engagement – Goals of process

• Promote transparency
  o Discuss opportunities and limitations

• Facilitate communication of community perspective to inform RFP writing and evaluation process
Community engagement (Stakeholder Identification)

• What stakeholder groups should be proactively included?
  o Consider:
    ▪ Local Residents and Area Based Groups
    ▪ Faith-Based Groups
    ▪ Racial, Ethnic or Cultural Groups
    ▪ Local Community and Voluntary Groups
  o How do we reach them?
Community engagement

Recommendation:

- Community meeting(s)
  - Stations with areas of interest
    - What would those be?
  - Local facilitator or lead by County/Working Group?
Community engagement – examples

Alternative:

• Road show
  - Attend a number of local meetings and events
  - Share overview & process
  - Gather feedback

• Survey or questionnaire on specific issues
Questions/Comments? Contact:
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Site profile contd

- 23 acres, zoned as Coastal Open Area (C-OA)

- Allows public parks and open spaces. Limited uses, such as schools and public or civic buildings, are conditionally permitted subject to a Coastal Permit, Use Permit and Design Review

- In the Local Coastal Program amendment, affordable housing is proposed as a conditional use in the C-OA zoning district, requiring a Use Permit.