

Coast Guard Housing

Working Group Meeting #3

November 13, 2017



Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6269 T / 415 473 7880 F

Agenda

- Review land use restrictions and community plan
- Discuss tentative timeline
- Consider methods for community engagement



Site map: Coast Guard Housing Facility



Community Development Agency
Coast Guard Working Group
October 16, 2017

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
 - 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?
 - Consider:
 - Local Residents and Area Based Groups
 - Faith-Based Groups
 - Racial, Ethnic or Cultural Groups
 - Local Community and Voluntary Groups
 - 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:

Debbi La Rue, Planner

dlarue@marincounty.org

Leelee Thomas, Planning Manager

lthomas@marincounty.org

Photo Credit: Randall Fleming



Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6269 T / 415 473 7880 F

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.

