



SECOND INTERAGENCY REFERRAL OF PLANNING APPLICATION
Sea Downs LLC Coastal Permit and Use Permit
Project ID P3090

April 29, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Sea Downs LLC Coastal Permit and Use Permit provide us with written comments on the project by **May 7, 2021**. The property is located at 3425 State Route 1, Stinson Beach, further identified as Assessor's Parcel 195-194-35. The applicant's name and contact information is provided below.

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The applicant requests Coastal Permit and Use Permit approval to operate a food truck on a commercially developed property in Stinson Beach. The food truck would be parked 25 feet, 7 inches from the northern front property line; more than 60 feet from the western side property line; more than 100 feet from the eastern side property line; 33 feet from the southern rear property line.

It is possible that the type of food truck would change to meet community needs. For example, there may be a coffee service in the morning and lunch/dinner services later in the day. Overall, a food truck would be in operation seven days a week from 8:00 am to 8:00 pm. There would be no more than 2 employees at a time and the food truck would be required to have an offsite commissary for food preparation and waste.

Various site improvements would also be entailed in the proposed development, including the removal of an existing 526 square foot structure in the location of the proposed food truck.

Use Permit approval is required because the project entails operating a take-out food establishment in the C-VCR zoning district as outlined in Section 22.57.1231.8. Coastal Permit approval is required because the project requires Use Permit approval as outlined in Section 22.56.0401.A.

Zoning: C-VCR (Coastal, Village Commercial Residential)
Countywide Plan Designation: C-NC (Coastal, Neighborhood Commercial/Mixed Use)
Community Plan (if applicable): Stinson Beach

For more information about the Sea Downs LLC Coastal Permit and Use Permit, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> (and search for the project under the Stinson Beach tab"). Project plans, technical reports, and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates.

In your response to this referral, please provide the following information:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
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.
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.
4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

In your response, please indicate whether you would like to impose requirements on the project. We will forward your comments to the applicants/owners so they are aware of your agency's requirements.

Please contact me at (415) 473.7173 or kkilgariff@marincounty.org if you have any questions. Thank you.

Kathleen Kilgariff
Planner