



**2<sup>nd</sup> INTERAGENCY REFERRAL OF PLANNING APPLICATION**  
**Peter and Jeannine Strober Trust Coastal Permit, Use Permit, and Sign Permit**  
Project ID P3020 & P3021

April 29, 2021

*This is the second interagency referral for the subject project.* The Marin County Planning Division is requesting that public agencies with regulatory authority over the Peter and Jeannine Strober Trust Coastal Permit, Use Permit, and Sign Permit provide us with written comments on the project by **May 13, 2021**.

The property is located at 11285 State Highway 1, Pt. Reyes Station, further identified as Assessor's Parcel 119-226-01. The applicant's name and contact information are provided below.

Sheryl Cahill  
[sheryl@stationhousecafe.com](mailto:sheryl@stationhousecafe.com)  
707-477-5469

Project Description

**August 26, 2021, the Community Development Agency, Planning Division received resubmitted information from the applicant in response to a request from additional materials by staff on April February 17, 2021. These materials include parking layout and landscaping for the proposed remote parking lot on APN 119-222-08, ownership information for APN 119-222-08 and a parking exception request.**

On January 19, 2021, the Community Development Agency, Planning Division received the subject Planning Application.

The applicant requests Coastal Permit, Use Permit, and Sign Review approval to locate a restaurant (the Station House Café) in an existing building (previously the Osteria-Stellina restaurant and Station House Gift Shop) at 11285 State Highway 1, Pt. Reyes Station, further identified as Assessor Parcel 119-226-01. The proposal entails the interior renovation of the building and would maintain the existing 5,058 square feet of floor area and 22 feet in height above surrounding grade. The renovations include minor improvements to the roof for the replacement of mechanical equipment.

Proposed operational characteristics of the restaurant include the following:

- (1) A maximum seating capacity of 82 seats.
- (2) Restaurant hours of operation as follows:
  - Monday: 11:00 AM – 9:00 PM
  - Tuesday: 11:00 AM – 9:00 PM
  - Wednesday: Closed
  - Thursday: 11:00 AM – 9:00 PM
  - Friday: 11:00 AM – 10:00 PM
  - Saturday: 9:00 AM – 10:00 PM

Sunday: 9:00 AM – 10:00 PM

A reduction in hours may occur depending on seasonal demand.

- (3) Alcoholic beverage service (the applicant's existing Type-47 On Sale General license issued by the California Department of Alcohol Beverage Control is proposed to be transferred to the subject property).
- (4) Live entertainment.

Water service is proposed to be provided through the existing water meter located on the subject property serviced by the North Marin Water District. Sewage disposal would be provided through the existing commercial septic system proposed to be modified for restaurant use only, including kitchen operations and restrooms for patrons (3 stalls) and employee (2 restrooms).

Parking for the restaurant is proposed to utilize a remote private parking lot with 18 stalls located on Assessor's Parcel 119-222-08, in addition to public on-street parking.

Coastal Permit approval is required pursuant to interim Marin County Code Interim Code Section 22.56.055I because the project entails improvements to a property located in a Coastal zoning district not otherwise exempt from Coastal Permit requirements. Use Permit approval is required pursuant to Marin County Interim Development Code Section 22.57.123.I.13 because the project entails the use of a restaurant exceeding a patronage of 40 patrons and includes alcoholic beverage service and live entertainment. Sign Permit approval is required pursuant to 22.69.050I.(a) because the project entails two signs on a property with a business.

Zoning: C-VCR-B2 (Coastal, Village Commercial Residential, 10,000 square-foot minimum lot size)

Countywide Plan Designation: C-NC (Coastal, Neighborhood Commercial/Mixed Use)

Community Plan (if applicable): Point Reyes Station Community Plan

For more information about the subject application, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> and refer to the "West Marin" geographical location. 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) 473-3607 or [scardoza@marincounty.org](mailto:scardoza@marincounty.org) if you have any questions. Thank you.

*Sabrina Cardoza*  
Sabrina Cardoza, Planner