

The basis for this appeal:

February 13, 2024

The Point Reyes Station Village Association's appeal of the Sydriel Coastal Permit and Conditional Use Permit, aka, The Gas Station, challenges the basis for the approval by the Planning Department which we assert violates the Local Coastal Plan and inadequately reviews other major elements of the proposal, resulting in a flawed approval for this project as follows:

1. Violation of the LCP, Section 20.32.160 – Service Stations/ Mini-Markets.

a. Per Section 20.32.160 – Service Stations/ Mini-Markets, the required cap of 15% of the building's floor area allowed for a mini-mart has not been applied in this case. No rationale has been provided for this major omission.

b. Applying this Code Section would result in a maximum 848 sq. ft. mini mart based on the currently enclosed floor area of 5600 sq. ft., which excludes the unenclosed porch.

2. Historical Importance; LUP CH-8 Village areas with special character and visitor appeal.

a. The National Register and State Register both use 50-year-old buildings to be considered worthy of preservation.

b. The unenclosed porch and historic materials are character defining features of this simple agricultural building and we appeal to the Planning Commission to use its discretion to require these be preserved.

c. A smaller mini mart, required by §20.32.160, will allow the porch to be preserved.

d. Using the cutoff date of 1930, the Planning Department did not conclude the building is an historical resource. According to the National Register (local significance) and State Register, buildings 50 years and older are to be taken into account. According to the "Statement of Historical Significance" by Dewey Livingston (attached): "The building is a rare intact example of an agricultural building that reflects the unique crop farming (not dairy) history of Point Reyes: the artichoke and pea farms out on the Point, operated by immigrant Issei and Nisei, Japanese and Italians. At the start of World War II, the Japanese were interned, and the Italians classified as enemy aliens and prohibited from traveling west of Highway 1. The cultural importance of these immigrant farmers has not been acknowledged to date, and this is the last extant building in the area associated with that theme."

e. This simple "nondescript" building is one of just a handful of such early agricultural buildings that give Point Reyes Station its unique character. We want to challenge the determination that the building has no historic value by asserting that this building both contributes to the overall historic, rural character of town and that by removing the main feature, the porch, it alters the building and its context irrevocably, resulting in a major negative impact on Point Reyes Station.

f. By violating the Community Plan, the proposed demolition of the front porch and other defining elements sets a precedent for the remaining historic building in town, a 3-block long Main Street. With so few remaining historic structures, the loss of one has an outsize negative impact on the whole town.

3. Propane Tank in violation of Point Reyes Station Community Plan CL-4.1 (c.)

a. The expanded business of bulk propane sales creates unnecessary negative impacts on the proposed housing, will exacerbate traffic and encourage double-parking of RVs, vans and mobile homes on A Street. This appeal requests this use be eliminated from the project.

b. It is incumbent upon the project sponsor to demonstrate to DPW and the Planning Commission the routine access to propane sales, turning, parking, and general flow of RV's and how propane sales activity can remain within property lines without encroachment on public right-of-way or blocking parked cars. Safety measures for the neighborhood and for the apartment ten feet from the 1000 gallon commercial tank should be provided.

4. Safety and Health standards for apartments

a. The community is not reassured through this approval that the gas station business, and any code violations which may currently exist therein will be enforced as regulated by State law. We request conditions that ensure that environmental review of impacts from the operation of the gas station will address emissions, sound transmission to new dwellings and ventilation to protect the new residential units' air quality.

SUMMARY of APPEAL:

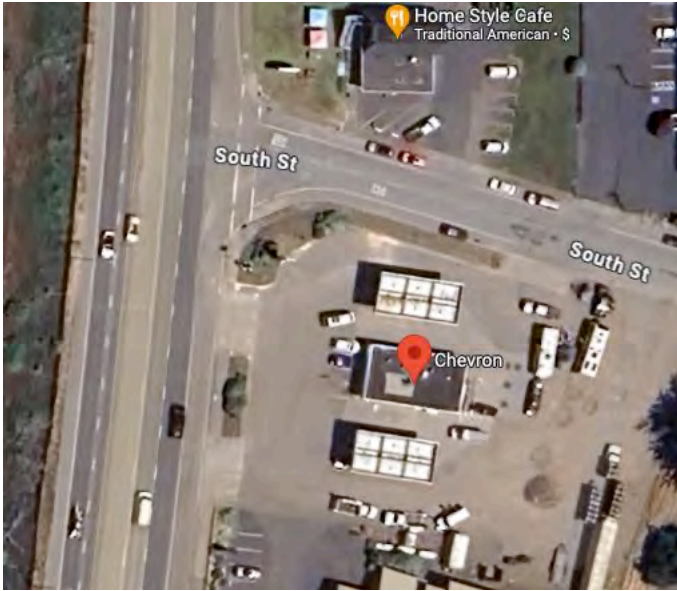
We trust that the Planning Commission will consider this appeal to revisit the review of this project and find that:

1) The existing building alterations must comply with the 15% cap in the LCP, Section 20.32.160; thus resulting in a much smaller mini mart which would preserve the historic covered porch.

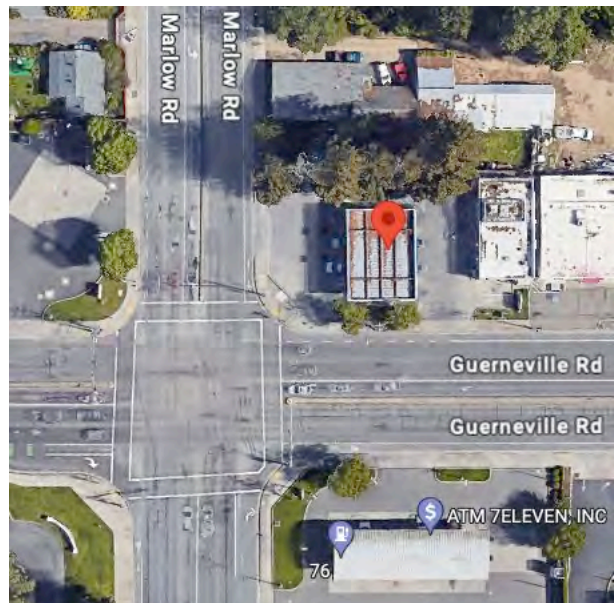
2) The building has local historic value and the open porch contributes to Point Reyes Station's coastal agricultural character and therefore should be preserved.

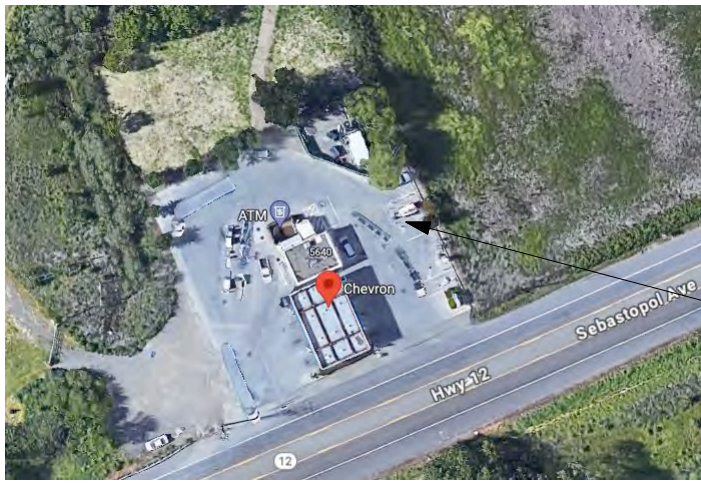
3) Environmental impacts on the new housing shall be mitigated by enforcing applicable State and Local Codes, and

4) The expanded bulk propane business should be eliminated to ensure that there are no new parking and environmental impacts on the new dwellings and existing homes across from the proposed propane tank.



Typical Chevron (Redwood Oil) Sites near Freeway On/Off Ramps

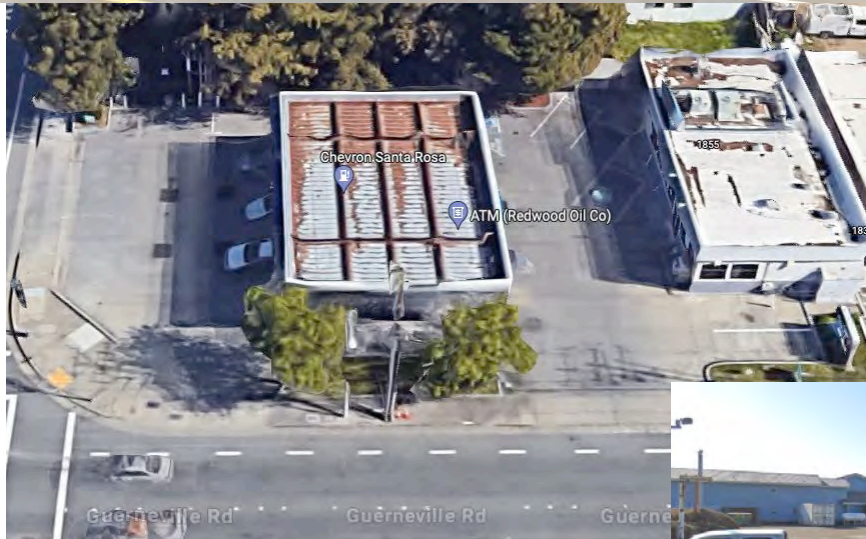




TYPICAL Chevron (REDWOOD OIL) Locations - All vehicle service within property lines

- No Housing as part of use
- No Historic buildings
- Bulk Propane accessible within property lines, not from fronting streets

Typical ON-SITE BULK PROPANE Sales



Typical Vehicular access Entirely within SITE

