

**MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY -  
PLANNING DIVISION**

**M E M O R A N D U M**

**TO:** Planning Commission

**FROM:** Christine Gimmler, Senior Planner

**RE:** November 28, 2005 Planning Commission Hearing Item 6: Douglas Design Review  
126 Hill Drive, Kentfield (APN 071-021-19)

**DATE:** November 21, 2005

At the October 24th Planning Commission hearing, your Commission requested additional information regarding drainage from the subject property. Since the previous hearing, the applicant has submitted a drainage analysis prepared by ILS Associates, Inc., which is attached for your review (see Attachment 2). ILS Associates performed a hydrological analysis of pre- and post-project storm water runoff from the subject property for a 100-year storm event. As described in the attached report, the hydrological calculations indicate that there will be no perceivable change in the rate of runoff from the property caused by the proposed addition. However, to further reduce runoff, the report suggests that collected storm water from the proposed addition be discharged onto the subject property using appropriate dissipaters to spread the storm water flow over a widespread area. It should be noted that the report also indicates that the subject property and the adjacent one-acre lot under the same ownership are independent of each other with respect to site drainage facilities.

Department of Public Works staff has reviewed the submitted material and concurs with the conclusions of the report (see Attachment 3). Accordingly, to ensure that site runoff is reduced to the maximum extent feasible, staff is recommending that Condition of Approval 16e be revised as follows:

16e Provide a drainage plan for the project which includes the installation of perforated horizontal "spreader" pipes as recommended by ILS Associates in their letter and site plan of November 10, 2005 (Exhibit "B").

**Recommendation**

Staff recommends that the Planning Commission consider the hydrological analysis submitted by the applicant, conduct a public hearing, and adopt the recommended resolution approving the Douglas Design Review.

- Attachments:
1. Revised Resolution recommending conditional approval of the Douglas Design Review
  2. Drainage Analysis for 126 Hill Drive, ILS Associates, Inc. November 10, 2005, with attached site plan (Note: full size site plan provided to Planning Commissioners only)
  3. Department of Public Works memo, dated November 16, 2005
  4. Letter from Peter B. Brekhus, dated November 15, 2005

cg/pc/memo/Douglas-drainage.doc