

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION
Adamson Variance**

Decision: Approved with Conditions
Date: July 22, 2020

Project ID No:	P2796	Applicant(s):	Amy Adamson
		Owner(s):	Amy Adamson 2007 Trust
		Assessor's Parcel No(s):	075-151-46
		Property Address:	1 Fern Road, Kentfield
		Project Planner:	Megan Alton (415) 473-6235 malton@marincounty.org
		Signature:	<i>Megan Alton</i>
Countywide Plan Designation:	SF6		
Community Plan Area:	Kentfield Community Plan		
Zoning District:	R1		
Environmental Determination:	CEQA Guidelines section 15301, Class 1		

PROJECT SUMMARY

The applicant requests Variance approval to legalize a partially constructed 390 square foot addition onto the lower level of an existing residence in Kentfield. The existing floor area is 1,310 square feet and the proposed floor area is 1,700 square feet. Therefore, the project would result in a floor area ratio of 23 percent of the 7,200 square foot lot. The unpermitted addition would reach a maximum height of 18 feet 3 inches above surrounding grade and the exterior walls would have the following setbacks: 13 feet from the northern front property line; 5 feet from the eastern side property line; 2 feet from the western side access easement; and more than 80 feet from the southern rear property line.

Variance approval is required because the project is proposed within the front, side access easement setback and side setback.

COUNTYWIDE PLAN CONSISTENCY

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.

- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
- F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.
- I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

COMMUNITY PLAN CONSISTENCY

The proposed project is consistent with the Kentfield/Greenbrae Community Plan policies related to subarea I for the following reasons:

- A. The project would meet height standards identified in the Conservation and Development Standards.
- B. The project would meet all access and parking standards, as verified by the Department of Public Works during Building Permit review.
- C. The project would be adequately landscaped in conformance with Community Appearance and Amenities standards.

DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Variance (Marin County Code Section 22.54.050 and California Government Code Section 65906)

- A. There are special circumstances unique to the property (e.g., location, shape, size, surroundings, or topography), so that the strict application of this Development Code denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts.**

Development of the subject property is severely constrained by the topography, shape, easement and size of the lot. The subject property consists of an irregular shaped lot at the intersection of Fern Road and Murray Avenue. The property is accessed at the southwest corner of the property by a moderately sloping driveway, which is contained within an access easement, and runs east to serve the adjacent property at 3 Fern Road. The residence is located along the northern and eastern side of the property and encroaches into the front setback by 12 feet and the side setbacks and easement side by 1 to 5 feet. The property is very steeply sloped between the residence and paved portion of Fern Road and has a difference in grade of approximately 18 feet. Because the residence currently encroaches into the front setback and the side setbacks, any addition onto the existing residence would encroach into the required setbacks.

The slope, shape, easement and size of the lot create unique special physical circumstances that limit the development potential of the property in comparison to other lots in the Kentfield, which can be more easily developed in conformance with the setback requirements of the governing R1 zoning and Marin County Code Section 22.130.030 (Definitions – setback), regarding setbacks to be measured from the edge of the access easement when present. All other aspects of the proposed expansion comply with the governing R1 development standards related to floor area ratio, and height, and are not subject to discretionary review by the Community Development Agency.

- B. Granting the Variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel.**

The subject property is currently developed with a single-family residence. The proposed project would enlarge the existing residence and maintain single-family residential use on the property, which is a principally permitted use within the governing R1 zoning district.

- C. Granting the Variance does not result in special privileges inconsistent with the limitations upon other properties in the vicinity and zoning district in which the real property is located.**

Approval of the Variance will not constitute granting a special privilege because the topography, easement and shape of the lot encumber the subject property with constraints that most other properties in the surrounding area in Kentfield do not face. The purpose of the development standards for the R1 zoning district is to minimize adverse effects to the surrounding area that would otherwise result from inappropriate development. The project design will ensure that the development will be consistent with the Single-family Residential Design Guidelines and be compatible with the suburban character of the local community. Additionally, the project site is located within the Murray Tract subdivision. The development pattern within the subject subdivision is such that multiple Variances have been approved for

similar development to encroach within the requisite setbacks due to building location limitations related to the steep upward-sloping topography.

D. Granting the Variance will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.

With the exception of not meeting the front and side setbacks for the zoning district, the project would comply with all development standards applicable to the R1 zoning district. Granting the variance to allow expansion of the existing residence would not interfere with the uses of the roadway or access easements. Furthermore, the addition would be compatible with the neighborhood's physical character because the architecture is similar to many other residences in the vicinity and would meet all applicable development standards for the subject property with the exception of the front yard setback. Overall, the proposed development would meet the applicant's objectives without adversely impacting the character of the local community. The project would also be subject to review and compliance with the most current California Building Code during the building permit review process. Additionally, the project will meet all Department of Public Works requirements for parking, access, and construction access prior to issuance of a building permit. Therefore, the project would be consistent with this finding.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Variance approval authorizes a 390 square foot addition onto an existing residence in Kentfield. The 390 square feet of approved development shall result in a floor area ratio of 23 percent on the 7,200 square foot lot. The approved addition shall reach a maximum height of 18 feet 3 inches above surrounding grade and the exterior walls shall have the following setbacks: 13 feet from the northern front property line; 5 feet from the eastern side property line; more than 80 feet from the western side property line; and more than 80 feet from the southern rear property line.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Private Residence," consisting of 10 sheets prepared by Adamson Molina Design Associates, Inc, received in final form on May 19, 2020, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2020" with respect to all of the standard conditions of approval and the code enforcement conditions.

VESTING

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

RIGHT TO APPEAL

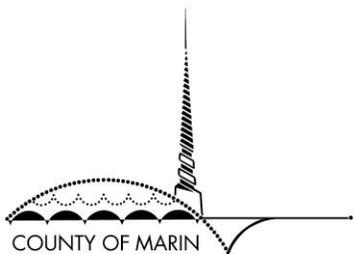
This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision (August 3, 2020).

cc: *{Via email to County departments and Design Review Board}*

CDA – Assistant Director
CDA – Planning Manager
DPW – Land Development
Marin Municipal Water District
Sanitary District No .1
Kentfield Fire Protection District
Kentfield Planning Advisory Board

Attachments:

1. Marin County Uniformly Applied Conditions 2020
2. Department of Public Works, March 30, 2020
3. Marin Municipal Water District, April 1, 2020
4. Joette Scratow, July 13, 2020



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

2020

STANDARD CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the site plan or other first sheet of the Building Permit plan sets to list as notes all standard and project specific conditions of approval, including the applicable special conditions listed herein and those conditions listed in the project approval, as well as any requirements indicated by other regulating agencies during the planning process.
2. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
3. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.
4. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
5. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.

2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.
3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction

activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.

16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.
17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - First Transmittal

DATE: March 30, 2020

DUE: April 2, 2020

TO: Megan Alton

FROM: Cara E. Zichelli

APPROVED: 

RE: Adamson Variance Request P2796

APN: 075-151-46

ADDRESS: 1 Fern Road, Kentfield

TYPE OF DOCUMENT

- DESIGN REVIEW
- COASTAL PERMIT
- LAND DIVISION
- VARIANCE
- USE PERMIT
- ADU PERMIT
- ENVIRONMENTAL REV.
- OTHER:

Department of Public Works Land Use Division has reviewed this application for content and:

- Find it **COMPLETE**
- Find it **INCOMPLETE**, please submit items listed below
- Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

Comments Included (Inc.) or Attached (Att.) from other DPW Divisions:

- Traffic
- Flood Control
- Other: _____

Note to Planning: DPW Land Development finds this variance request complete, but there is a significant amount of information that will need to be added and or corrected to the plans prior to issuance of the building permit.

Merit Comments

Prior to Issuance of a Building Permit:

1. Site plan:

- a. Show and label the existing edge of pavement, the extent of the existing driveway and the surface of the parking space perpendicular to the road. Dimension the widths of the paved road surface and the driveway through the property to the neighboring home.
- b. Remove vehicles shown along the frontage of Fern Road. Based on aerial images and previous inspections of this and neighboring parcels, the edge of pavement is further from the property line than this representation suggests. Show the existing fire hydrant and indicate any parking restrictions along the frontage.
- c. Clarify ownership of APN 075-151-68. The County Assessor tax records indicate this parcel is separate from the subject parcel, APN 075-151-46, and owned by a different person than the subject parcel. Record of Survey 2003-249 show that the area of APN 075-151-68 is no part of the subject parcel.
- d. Provide document number and the document for Ingress, Egress, Roadway and Utility Easement.

2. Grading & Drainage Plans: Provide a drainage and grading plan prepared by a licensed professional engineer or by a registered architect:

- a. Plan shall provide existing and proposed topographic contours, or a sufficient number of spot elevations, to describe drainage patterns. The proposed project shall maintain existing drainage patterns.
- b. Plan shall show and label all existing and proposed drainage features and improvements. Improvements may include down spouts, footing and foundation drains, area drains and catch basins, piping and out fall structures or means of dispersion. Note that 2016 California Plumbing Code (CPC) §1101.12.1 requires roof areas of buildings to be drained

by roof drains and gutters. Note as well that CPC §1101.6.5(2) indicates that the point of discharge shall not be less than 10 feet from the property line.

- c. Per 2016 California Residential Code § R401.3, lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum 2 percent away from the building. Demonstrate compliance.
 - d. The plan shall tabulate the existing and proposed areas of impervious surface for the property, and demonstrate that there will be no net increase in runoff from the developed site compared to pre-existing development.
 - e. Plan shall show and label the limit of disturbance. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Indicate to where off haul will be taken.
 - f. Indicate means of restoring all disturbed areas.
3. **Best Management Practices:** Per Marin County Code § 24.04.625(a)(c)(g)(k), provide a plan indicating construction-phase best management practices (BMPs) include erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website, <https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects-2015.pdf?la=en>
4. **Utilities:** Plan shall show the location of all the existing utility laterals and indicate which, if any, will be upgraded or relocated with this project. Be certain to include water, sanitary sewer, gas, electric and telecommunications.
 5. **Encroachment Permit:** Fern Road is a County maintained road. An Encroachment Permit from DPW is required for any work within the County's road right-of-way, including, but not limited to, utility trenching, installation of new utility connections, and modifications to the driveway apron, curb and gutter. Additionally, fences, landscaping and boulders are unauthorized encroachments under Streets and Highways Code section 1480, and Marin County Code Chapter 13.12. The plans shall clearly identify all proposed work in the right of way. If any work is proposed in the right of way, complete and submit an Encroachment Permit Application with your re-submittal.

-END-



MARIN MUNICIPAL WATER DISTRICT

220 Nellen Avenue Corte Madera CA 94925-1169
marinwater.org

VIA ELECTRONIC MAIL

Megan Alton
Marin County Planning Dept.
3501 Civic Center Dr. Suite 308
San Rafael, CA 94903-4157

April 1, 2020
Service No. 07622

RE: WATER AVAILABILITY – Single Family Dwelling
Assessor's Parcel No.: 075-151-46
Location: 1 Fern Rd., Kentfield

Project Description: 390-square-foot addition to single family residence

Dear Ms. Alton:

The District has the following comments on this project:

- The proposed project will not impair the District's ability to continue service to this property.
- The purchase of additional water entitlement for the property is required.
- The installation of a new water service is required.
- Comply with Ordinance No. 429 requiring the installation of a gray water recycling system when practicable for all projects required to install new water service and existing structures undergoing "substantial remodel" that necessitates an enlarged water service.
- The proposed project is not within the District's service area.
- Other:

Compliance with all indoor and outdoor requirements of District Code Title 13 – Water Conservation is a condition of water service. Indoor plumbing fixtures must meet specific efficiency requirements. If you are pursuing a landscaping project subject to review by your local planning department and /or subject to a city permit, please contact the district water conservation department at 415-945-1497 or email to plancheck@marinwater.org. More information about district water conservation requirements can be found online at www.marinwater.org

Should backflow protection be required, said protection shall be installed as a condition of water service. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at 415-945-1558.

If you have any questions regarding this matter, please contact me at 415-945-1532.

Sincerely,

Nicole Momsen

Nicole Momsen
Engineering Technician
JE:nm

Cc: Amy Adamson 1 Fern Rd Kentfield CA 94904

From: [Joette Rea](#)
To: [Alton, Megan](#)
Subject: Re: Concerns re:Adamson Variance Application-- 1 Fern Road, Kentfield
Date: Monday, July 13, 2020 11:45:56 AM

Hi Megan,

I understand that the terrain, size and location-site of the 1 Fern Road lot is why the front setback requirement cannot be met and the setback Variance has been requested by Amy Adamson-1 Fern Road. Because of this terrain, size and location-site of 1 Fern Road lot a long steep easement driveway must be used to get to and from the house at 1 Fern Road. This same long steep easement driveway must also be used to get to and from the house 3 Fern Road. This 3 Fern Road access and deliveries to it will be impacted but will not be controlled by the 1 Fern Road-Adamson Variance. Variance-Construction management plans also can not control the inability of large trucks to make it up the driveway to 1 Fern Road or the overcrowded parking conditions on Fern Road. Trucks will inevitably end up parked in the middle of Fern Road and will obstruct traffic. Please include in the file and consider my request that our neighborhood not be burdened with this without adequate controls in place, especially during the shelter in place.

Sincerely,

Joette Scratow

LEGAL NOTICE: This e-mail, along with any attachment(s), is considered confidential and may be legally privileged. If you have received it in error, please notify me immediately by reply e-mail and then delete this message from your system. Please do not copy it or use it for any purposes, or disclose its contents to any other person. Thank you for your cooperation.

On Jul 13, 2020, at 11:16 AM, Alton, Megan <MAAlton@marincounty.org> wrote:

Hello Joette,

Per Marin County code section 22.54.010 a Variance application is when there is special circumstance that denies the property owner privileges enjoyed by other property owners in the area related to development. In this partially intense the front setback requirement cannot be meet and the setback is what the Variance is addressing. Marin County Code section 22.54.050 included the required findings that have to be made. Please feel free to call me to discuss if you have any questions.

https://library.municode.com/ca/marin_county/codes/code_of_ordinances?nodeId=TIT22DECO

Thank you,

Megan Alton
PLANNER

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903

415 473 6235 T
415 473 7880 F
malton@marincounty.org

From: Joette Scoratow Rea <joette.rea@comcast.net>
Sent: Friday, July 10, 2020 1:18 PM
To: Alton, Megan <MAAlton@marincounty.org>
Subject: Concerns re:Adamson Variance Application-- 1 Fern Road, Kentfield

Megan,

I think I didn't adequately explain that the road obstruction concerns stem from the property details of 1 Fern Road. These are not usual traffic management concerns. Road obstruction will arise for the same reasons that a variance is needed in the first place. 1 Fern Road lot has a steep shared driveway off of a narrow heavily traveled two way road.

The road is particularly crowded now due to the pandemic and SIP. Children walk on this road and it does not have sidewalks. Vehicles park in every available space. Vehicles from some 50 nearby homes need unimpeded access to Fern Road. During the SIP many of us are dependent on in home deliveries of groceries and essentials. We and these vehicles need to be able to drive on Fern Road without additional obstacles.

There simply isn't parking for more vehicles on Fern Road. Large trucks will not be able to make it up the driveway to 1 Fern Road. Some won't try. Work trucks and trucks delivering material to 1 Fern Rd. will inevitably end up parked in the middle of Fern road and will obstruct traffic. I know this because I have already been blocked by this. It was not and will not be a short delay while they get their materials up to 1 Fern Rd. Please do not burden our neighborhood with this, especially during the shelter in place.

Sincerely,
Joette Scoratow

Sent from my iPhone

On Jul 10, 2020, at 11:54 AM, Alton, Megan <MAAlton@marincounty.org> wrote:

Hello Joette,

Thank you for your comments and they will be included in the record. As part of the Building Permit process there are standard procedures for construction that the Department of Public Works and the Building Department will require. For example, prior to issuance of a Building

Permit, the Department of Public Works will most likely require a construction management plan that will include, among other information, a traffic control plan, staging plans, construction material delivery hours, and utility disturbance plan.

Thank you,

Megan Alton
PLANNER

County of Marin
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6235 T
415 473 7880 F
malton@marincounty.org

From: joette.rea@comcast.net<joette.rea@comcast.net>
Sent: Thursday, July 9, 2020 6:13 PM
To: Alton, Megan <MAlton@marincounty.org>
Subject: Adamson Variance Application-- 1 Fern Road, Kentfield

Joette Scoratow would like information about:

I am concerned that construction related to this variance will frequently and dangerously obstruct Fern Road. Fern Road is a somewhat narrow two way road. It does not have sidewalks and is usually very crowded by vehicles parked on both sides of the road. If there was a fire, it would already be a challenge for emergency vehicles to use Fern Rd.

1 Fern Road is located at the sharp corner of Fern Rd & Murray Ave. 1 Fern Road shares a steep easement driveway with the property next door at 3(?) Fern Road. Both homes park vehicles on or through use of this driveway. Their off road parking will be impacted by the project causing them to park more vehicles on the already overcrowded Fern road. Delivery trucks going to these properties already block Fern Road instead of use the 1 Fern Road driveway. If approved, traffic obstruction will result from work trucks and delivery trucks that can not make it up this driveway or that prefer not to use it. Trucks working on the project or making delivery for it won't find parking space on the sides of Fern Road. These trucks will deem themselves commercial vehicles who have the right to park on and obstruct Fern Road. There are vehicles from some 50 homes that use Fern Road everyday and need unimpeded access to it. Please consider and address these traffic issues when deciding upon the Adamson Variance

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