



SECOND INTERAGENCY REFERRAL OF PLANNING APPLICATION
Angelicola Anthony Design Review, Site Plan Review and Tree Removal Permit
Project ID P3127

July 6 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Angelicola Anthony Design Review, Site Plan Review and Tree Removal Permit provide us with written comments on the project by July 20, 2021. The property is adjacent to 811 Pt. San Pedro Road, San Rafael and is further identified as Assessor's Parcel 186-121-30. The applicant's name and contact information is provided below.

Stewart Summers
stewart@sksarch.com
(415) 382-1656

The applicant requests Design Review, Site Plan Review and Tree Removal Permit approval to construct a new driveway and associated retaining walls and remove a total of three trees that are regulated by the County on a 32,518-square-foot, vacant lot in San Rafael. The proposed retaining walls would reach a maximum height of 11.5 feet above surrounding grade.

The following planning approvals are required for the project: (1) Pursuant to Marin County Development Code Section 22.20.52(B), retaining walls that exceed a height of 8 feet above grade require design review approval; (2) pursuant to Marin County Development Code Section 22.52.020(C), site plan review approval is required because the new, proposed driveway would exceed 250 feet in length; and (3) pursuant to Marin County Development Code Section (MCDC) 22.62.020, tree removal permit approval is required because trees would be removed pursuant to MCDC 22.130.030.

Zoning: R1-B4
Countywide Plan Designation: SF3

For more information about the Angelicola Anthony Design Review, Site Plan Review and Tree Removal Permit please visit the Planning Division's website and search for "Angelicola". 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) 473-3615 or mlevenson@marincounty.org if you have any questions. Thank you.

Michelle Levenson
Senior Planner