INTERAGENCY REFERRAL OF PLANNING APPLICATION

# Biggs Albani Design Review

### Project ID P3431

December 17, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Biggs Albani Design Review provide us with written comments on the project by December 31, 2021. The property is located at 1093 W California Ave., further identified as Assessor's Parcel 048-202-34. The applicant’s name and contact information is provided below.

Stephen LaDyne

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The applicant requests Design Review approval to construct a series of retaining walls that would create multiple terraces in the rear yard of a property developed with an existing single-family residence in unincorporated Mill Valley. The proposed development would result in a floor area ratio of 30 percent on the 7,508 square foot lot. The proposed retaining walls would range from 4 feet in height, to a maximum height of 7 feet above surrounding grade and would maintain the following minimum setbacks: 62 feet from the eastern front property line, 1 foot from the southern side property line, 0 feet from the northern side property line, and 1 foot, 6 inches from the western rear property line. Various site improvements would also be entailed in the proposed development, including an Accessory Dwelling Unit, pool, decks, play area, and an outdoor patio.

Design Review approval is required pursuant to 22.20.052 (Retaining Wall Standards) because the project entails outward facing retaining walls that are greater than four feet above surrounding grade.

Zoning: R1-B1, Residential Single Family

Countywide Plan Designation: SF6, Low Density Residential

Community Plan (if applicable): Tamalpais

For more information about the Biggs Albani Design Review, please visit the Planning Division’s website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> . 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) 473-3171 or jbertain@marincounty.org if you have any questions. Thank you.

Joshua Bertain

Assistant Planner