



INTERAGENCY REFERRAL OF PLANNING APPLICATION

BL 1220 Nicasio Design Review
Project ID P3437

December 28, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the BL 1220 Nicasio Design Review provide us with written comments on the project by January 11, 2021. The property is located at 1220 Nicasio Valley Rd., Nicasio, CA, further identified as Assessor's Parcel 121-190-14. The applicant's name and contact information is provided below.

Benjamin Shapiro
bshapiro@masonave.com
(312) 552-7663

Breeze Kinsey
breeze@civicknit.com
(415) 488-4193

The applicant requests Design Review approval to construct a 1,905 square foot paddle ball court on a developed and improved property located in Nicasio, CA. The proposed development would not result in a change or modification to the property's floor area ratio which would remain at 0.2 percent. The proposed paddle ball court would reach a maximum height of 16 feet above surrounding grade and would maintain the following setbacks: 227 feet from the southern front property line, 77 feet from the eastern side property line, 169 feet from the western side property line, and more than 1,000 feet from the northern rear property line. Various site improvements would also be entailed in the proposed development, including a new deck, and railings to provide access to the proposed court.

Design Review approval is required pursuant to Section 22.32.130.B because the project entails a non-commercial outdoor court.

Zoning: ARP-40, Agriculture Residential Planned
Countywide Plan Designation: AG1 and AG3, Agriculture
Community Plan (if applicable): Nicasio Valley

For more information about the BL 1220 Nicasio 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