



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Brewer Family Revocable Trust Design Review
Project ID P2827

June 15, 2020

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Brewer Family Revocable Trust Design Review provide us with written comments on the project by June 29, 2020. The property is located at 2 Rosebank Lane, Kentfield, further identified as Assessor's Parcel 074-051-21. The applicant's name and contact information is provided below.

Jake Herczeg
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The applicant requests Design Review approval to construct a new 2nd story 300 square foot addition onto an existing residence in Kentfield. The 3,295 square feet of proposed development would result in a floor area ratio of 31% percent on the 10,328 square foot lot. The proposed addition appears to reach a maximum height of 20 feet above surrounding grade and the exterior walls would have the following setbacks: 32 feet from the northern front property line; 80 feet from the eastern side property line; 18 feet from the western side property line; 21 feet from the southern rear property line. Various site improvements would also be entailed in the proposed development, include interior remodel.

Design Review approval is required because the applicant is proposing to exceed the 30% floor area ratio allowed by Marin County Code section 22.54.045. Marin County Code section 22.54.045 states that new development within the footprint of an existing structure floor area ratio may be increased by an amount not to exceed 35% or 300 square feet, whichever is more restrictive.

Zoning: R1
Countywide Plan Designation: SF6
Community Plan (if applicable): Kentfield Community Plan

For more information about the Brewer Family Revocable Trust Design Review, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> (or by searching for "Brewer Family Revocable Trust Design Review"). 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) 473-6235 or malton@marincounty.org if you have any questions. Thank you.

Megan Alton

Megan Alton
Planner