



PLANNING DIVISION TRANSMITTAL

TO: Department of Public Works (DPW), Land Development Division

FROM: Michelle Levenson

DATE: August 4, 2022

RE: Brown, Elizabeth Design Review
929 West California Street, Mill Valley
Assessor's Parcel 050-013-03
Project ID P3702

APPLICANT: Jill Benton Associates
3020 Bridgeway, Suite 131, Sausalito

CONTACT: Jill Benton
(415) 381-1183
jill@bentonarchitects.com

DECISIONMAKER FOR THIS APPLICATION: Community Development Director

PROJECT SUMMARY

The applicant requests Design Review approval to replace a detached accessory structure (car deck with associated storage) and construct new building area below the structure on a developed lot in Mill Valley. The 701 square feet of proposed development would result in a floor area ratio of 32-percent on the 10,000 square lot. The exterior walls would have the following setbacks: 3 feet from the north property line; 13.5 feet from the east property line; 4.5 feet side property line; and over 100 feet from the south property line.

In accordance with the Marin County Development Code Section 22.42.020(A), the proposed project involves improvements otherwise not exempt from the requirement to obtain Design Review approval.

Zoning: RSP
Countywide Plan Designation: SF3
Community Plan (if applicable): Tamalpais Valley

For more information on this application, please visit the Planning Division's website at: <http://www.marincounty.org/depts/cd/divisions/planning/projects>. Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates.

AGENCY RESPONSE

In your response to this transmittal, 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. In some cases, we may incorporate your agency's discretionary requirements into conditions of approval. Please note that conditions of approval for discretionary planning permits may be overturned on appeal to the Planning Commission or Board of Supervisors. We will send you a copy of the final decision if the project is approved.

If you wish to recommend that the application be deemed incomplete, you must provide your request for additional information **August 17, 2022**. Otherwise, please provide your comments on the merits of this application by **October 17, 2022**.

Please contact me at (415) 473-3615 or mlevenson@marincounty.org if you have any questions. Thank you.