



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Brownridge Design Review and Tree Removal Permit
Project ID P2780

June 16, 2020

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Brownridge Design Review and Tree Removal Permit provide us with written comments on the project by June 30, 2020. The property is located at 115 Woodland Road, Kentfield, further identified as Assessor's Parcel 075-051-02. The applicant's name and contact information is provided below.

Susan Brownridge
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(415) 990-6223

The applicant requests to tear down an existing residence on a developed lot, rendering the lot vacant, and requests Design Review approval to construct a new 4,694 square foot residence with a 540 square foot attached garage and the remodel an existing guest house. Various site improvements would also be entailed in the proposed development, including installation of a new pool, and landscaping. The proposed development would consist of 6,465 square-feet of total building area and 5,925 square-feet of total floor area, which would result in a floor area ratio of 13 percent on the 43,560 square-foot lot. The residence would reach a maximum height of 26 feet 10 inches above existing grade. The residence would have the following setbacks from the exterior walls: 30 feet from the northwestern front property line; 15 feet from the northeastern side property line; 15 feet from the southwestern side property line; more than 100 feet from the southeastern rear property line.

Design Review approval is required because the project is located in a planned zoning district. A Tree Removal Permit is required because more than one "protected" tree is proposed to be removed.

Zoning: RSP-1
Countywide Plan Designation: SF3
Community Plan (if applicable): Kent Woodlands

For more information about the Brownridge Design Review and Tree Removal Permit, please visit the Planning Division's website at: https://www.marincounty.org/depts/cd/divisions/planning/projects/kentfield/brownridge_dr_tr_p2780_kf (or by searching for "Brownridge 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