

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION
Chang Family Design Review**

Decision: Approved with Conditions
Date: June 11, 2021

Project ID No:	P2958	Applicant(s):	Onju Updegrave
		Owner(s):	Chang Family Trust
		Assessor's Parcel No(s):	070-061-27
		Property Address:	500 Los Cerros Drive, Greenbrae
		Project Planner:	Kathleen Kilgariff 415.473.7173 kkilgariff@marincounty.org
		Signature:	<i>Kathleen Kilgariff</i>
Countywide Plan Designation:		SF5 (Single Family, 2-4 units/acre)	
Community Plan Area:		Kentfield Greenbrae	
Zoning District:		R1-B2 (Residential, Single-Family, 10,000 square foot minimum lot area)	
Environmental Determination:		Exempt per CEQA Guidelines Section 15303, Class 3	

PROJECT SUMMARY

The applicant requests Design Review approval to construct a new pool. The proposed pool would have the following setbacks: 10 feet from the southern front property line; more than 80 feet from the western side property line; 10 feet from the northern side property line, more than 50 feet from the northern rear property line. Various site improvements would also be entailed in the proposed development, including the construction of a solid 6-foot fence within the required front yard setback.

Design Review approval is required for the pool because the retaining walls to accommodate the construction of the pool are taller than 30 inches and not considered to be exempt from Design Review, as outlined in Section 22.42.025. Design Review approval is required pursuant to Section 22.20.060.F.2 because the project proposes to exceed the maximum permitted fence heights within the required yard setbacks.

PUBLIC COMMENTS

Staff received four public comments regarding the proposed project. One of the comments was related to a previous project iteration, where a garage was included in the project scope. The

applicants have since removed this feature from the proposal. Two comments were related to the visual impact of the proposed fence and retaining wall along the front of the property.

Given the fact that the proposed fence entails the construction of a 6 foot tall solid fence within the existing front yard, and a new retaining wall are visible from the public right of way, it was suggested that materials and plantings be selected to soften the appearance of the development along the roadway.

The applicant responded to these comments with a proposed landscape plan that would incorporate plantings at the base of the retaining wall, as well as new vegetation at the corner of the property where the 6-foot tall solid fence is proposed. While one of the public comments noted that trees would be appropriate in screening the fence, the vegetation would be located within the required sight distance triangle, which facilitates safe viewsheds for pedestrians, bicycles, and vehicles. Plantings within the sight distance triangle will be limited to vegetation that does not grow taller than 2.5 feet in height.

The final comment on the project is related to traffic safety, specifically, the commenter requested that a stop sign be installed at the intersection of Los Cerros Drive and Corte Alegre. Staff shared this comment with the Department of Public Works Transportation Division, and they concluded that since the proposed improvements do not increase car trips or impact road operations, they could not require installation of the stop sign as a condition of approval. However, they are willing to work with members of the public to address their traffic concerns in this area separate from this application.

COUNTYWIDE PLAN CONSISTENCY

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.

- F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.
- I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

KENTFIELD GREENBRAE COMMUNITY PLAN CONSISTENCY

The proposed project is consistent with the Kentfield/Greenbrae Community Plan policies related to Subarea I for the following reasons:

- A. The project would meet all height and setback standards identified in the Conservation and Development Standards.
- B. The project would meet all access and parking standards, as verified by the Department of Public Works during Building Permit review.
- C. The project would be adequately landscaped in conformance with Community Appearance and Amenities standards. However, as noted above, proposed landscaping is located within the required sight distance triangle, which preserves views on corner properties for pedestrian, bicycle, and vehicle safety. As such, a condition of approval will be imposed on the project that limits plantings that do not grow more than 2.5 feet in height within the sight distance triangle.

DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Design Review (Marin County Code Section 22.42.060)

The project is consistent with the mandatory findings for Design Review approval for the reasons discussed below.

- A. The proposed development is consistent with the Design Guidelines and Discretionary Development Standards because it is designed to avoid adversely affecting natural resources and the character of the local community. Further, the exterior materials proposed for the development would complement the project design and the surrounding area. There are no standards provided in Chapter 22.14 that apply to the project.
- B. The proposed design, massing, and scale of the project are compatible with the site surroundings and the community.

- C. The proposed site layout and design avoids eliminating sunlight, blocking primary views, or invading the privacy enjoyed on surrounding properties.
- D. The proposed development would not encroach into any streets or pathways and would not detract from the appeal of the streetscape because plantings are incorporated into the project that soften the appearance of the development from the right-of-way.
- E. The proposed development would provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Design Review approval authorizes the construction of a new pool. The proposed pool would have the following setbacks: 10 feet from the southern front property line; more than 80 feet from the western side property line; 10 feet from the northern side property line, more than 50 feet from the northern rear property line. Various site improvements would also be entailed in the proposed development, including the construction of a solid 6-foot fence within the required front yard setback.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Chang Residence" consisting of 12 sheets prepared by Onju Updegrave, received in final form on March 18, 2021, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall modify the project to conform to the following requirements:

- a. The landscape plan shall be modified to limit plantings that do not reach more than 2.5 feet in height within the required sight distance triangle.
3. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2021" with respect to all of the standard conditions.

VESTING

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

RIGHT TO APPEAL

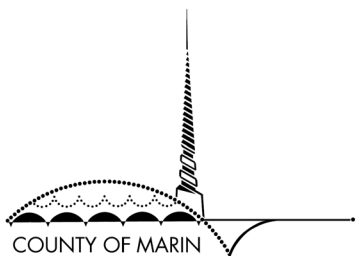
This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision (June 23, 2021).

cc: *{Via email to County departments and Design Review Board}*

CDA – Assistant Director
CDA – Planning Manager
DPW – Land Development
DPW – Traffic Division
Kentfield Planning Advisory Board

Attachments:

1. Marin County Uniformly Applied Conditions 2021
2. Agency responses
3. Public Comments



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

2021

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.
3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A

report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.
17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and

compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - Second Transmittal

DATE: April 5, 2021

DUE: April 5, 2021

TO: Kathleen Kilgariff

FROM: Cara E. Zichelli

APPROVED: 

RE: Chang Design Review P2958

APN: 070-061-27

ADDRESS: 500 Los Cerros Drive, Greenbrae

TYPE OF DOCUMENT

- DESIGN REVIEW
 COASTAL PERMIT
 LAND DIVISION
 VARIANCE
 USE PERMIT
 ADU PERMIT
 ENVIRONMENTAL REV.
 OTHER:

Department of Public Works Land Use Division
has reviewed this application for content and:

- Find it **COMPLETE**
 Find it **INCOMPLETE**, please submit items listed below
 Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

Comments Included (Inc.) or
Attached (Att.) from other DPW
Divisions:

- Traffic Attached
 Flood Control
 Other: _____

DPW grants exception to MCC13.18 for the encroachment of a new fence into the corner lot sight distance area, as shown in the second transmittal. Visibility Obstructions: Per Marin County Code § 13.18.00, it is unlawful to install or maintain any sign, fence, hedge, shrubs, natural growth or any other view obstructions which extend more than two feet six inches above the street level of any adjacent intersection, within the area between the property line and a diagonal line joining points on the property lines which are thirty-five feet from their intersection, as extended.

Merit Comments

Prior to Issuance of a Building Permit:

1. **Site Plan:** Site plans shall show the edge of pavement, private road, street sign and other improvements at the intersection of Los Cerros and the private extension of Manor. Also indicate any utilities installed in the PUE, and identify existing encroachments in this easement.
2. **Driveways:**
 - a. Per Marin County Code § 24.04.240, where a driveway intersects a road, every attempt shall be made to intersect at ninety degrees or as close to that angle as possible. Demonstrate compliance.
 - b. Per Marin County Code § 24.04.20, a minimum driveway length of twenty feet should be provided from the front of the garage or parking structure to the back of sidewalk or to the edge of pavement where no sidewalks exists. Demonstrate compliance.
 - c. Per Marin County Code § 24.04.290, driveway approaches shall be constructed in accordance with the appropriate U.C.S. drawing unless prior approval to do otherwise is obtained from the agency. Demonstrate compliance.
3. **Parking:** Parking spaces shall be on property.
4. **Grading & Drainage Plans:** Provide a drainage and grading plan prepared by a licensed professional engineer or by a registered architect:
 - a. **All drainage and stormwater treatment installations shall be on the subject property and outside of the public utility easement.**
 - b. Plan shall provide existing and proposed topographic contours, or a sufficient number of spot elevations, to describe drainage patterns. The proposed project shall maintain existing drainage patterns.

- c. Plan shall show and label all existing and proposed drainage features and improvements. Improvements may include down spouts, footing and foundation drains, area drains and catch basins, piping and out fall structures or means of dispersion. Note that 2016 California Plumbing Code (CPC) §1101.12.1 requires roof areas of buildings to be drained by roof drains and gutters. Note as well that CPC §1101.6.5(2) indicates that the point of discharge shall not be less than 10 feet from the property line.
 - d. Per 2016 California Residential Code § R401.3, lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum 2 percent away from the building. Demonstrate compliance.
 - e. The plan shall also incorporate any recommendations from the Geotechnical Engineer, if such a professional is involved in the project.
 - f. The plan shall tabulate the existing and proposed areas of impervious surface for the property, and demonstrate that there will be no net increase in runoff from the developed site compared to pre-existing development.
 - g. Plan shall show and label the limit of disturbance. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Indicate to where off haul will be taken.
 - h. Indicate means of restoring all disturbed areas.
 - i. Add a note on the plans indicating that the Design Engineer/Architect shall certify to the County in writing upon the completion of work that all grading and drainage improvements were installed in accordance with the approved plans and field direction. Be aware that a DPW Engineer will need to inspect and accept work after receipt of certification letter. Certification letters shall reference building permit number or numbers for specific work being certified, the address of the property and the Assessor's Parcel Number (APN), and shall be signed and stamped by the certifying professional.
5. **Best Management Practices or Erosion & Sediment Control Plan:** Depending on earth work volumes.
 6. **Stormwater Control Plans:** Provide a Stormwater Control Plan as required by Marin County Code § 24.04.627 Permanent Stormwater Controls for New and Redevelopment. You may refer to the BASMAA Post Construction Manual which you can access at the County's website for post-construction stormwater management requirements, publications and resources at: <http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/new-and-redevelopment-projects?panelnum=2> . **Direction for this project is in Appendix C of the BASMAA manual, Stormwater Control Plans for Small Projects / Single Family Homes.**
 7. **Utilities:** Plan shall show the location of all the existing utility laterals and indicate which, if any, will be upgraded or relocated with this project. Be certain to include water, sanitary sewer, gas, electric and telecommunications.
 8. The plans shall provide details for the pool drainage and demonstrate that the drainage would comply with MCC 23.18 (Urban Runoff Pollution Prevention Code). Discharge into a watercourse is prohibited pursuant to MCC 23.18.094. You may refer to the Marin County Stormwater Pollution Prevention Program's website, www.mcstoppp.org, for more information.
 9. **Encroachment Permit:** Both Los Cerros Drive and Corte Algre are both County maintained roads. An Encroachment Permit from DPW is required for any work within the County's road right-of-way, including, but not limited to, utility trenching, installation of new utility connections, and modifications to the driveway apron, curb and gutter. Additionally, fences, landscaping and boulders are unauthorized encroachments under Streets and Highways Code section 1480, and Marin County Code Chapter 13.12. The plans shall clearly identify all proposed work in the right of way. If any work is proposed in the right of way, complete and submit an Encroachment Permit Application with your re-submittal.

-END-

Date: March 31, 2021

To: Cara Zichelli/Berenice Davidson

From: John Neville & Dan Dawson

Re: **Chang Residence Design Review**
500 Los Cerros Drive, Greenbrae, CA
APN070-061-27

Transportation Staff have reviewed the plans dated 03-17-21 for the proposed installation of a new swimming pool, and replacement of the garage and driveway at the above indicated address. Traffic finds the application COMPLETE. Our comments are provided below:

Comments:

1. Please include a sight distance analysis for the intersection of Corte Allegre and the new driveway location on the plans.

If you have any questions, please call John Neville at (415) 473-3077.

From: ronnaso@comcast.net
To: [Kilgariff, Kathleen](#)
Subject: 500 Los Cerros
Date: Saturday, January 2, 2021 3:44:56 PM

Ron Naso would like information about:

Ms Kilgariff,

Received a notification from Kentfield Planning Advisory Board about an accessory structure to be used as a garage.

There used to be a garage at 500 Los Cerros that was turned into a portion of the existing structure. County Permit records should indicate the conversion and building changes.

Thank you for your time. May 2021 be a Happy New Year. Stay healthy and safe.

Best,
Ron Naso
36 Manor Rd
Kentfield/Greenbrae 94904

From: [Stephen Jaffe](#)
To: [Kilgariff, Kathleen](#)
Subject: 500 Los Cerros Drive project
Date: Friday, April 30, 2021 9:59:18 AM

Ms. Kilgariff, My wife and I have lived in our present home in Greenbrae since 1973. We live up the hill on Los Cerros Drive near the Vista Grande intersection. Our understanding of the proposed project at 500 Los Cerros is that the owners want to build a pool and garage in the front of their house. The addition would be enclosed behind a six foot fence.

In our opinion the visual effect would be to create an unsightly barrier to that intersection. It would be as if the house was walled off from the neighborhood. Instead of a welcoming venue it would be secluded and unwelcoming. The proximity to the street, even within the correct set back, would be an intrusion. The only potential save would be planting mature trees to block the sight of a large front fence. I can only hope that the County will insist on the proper foliage in front of the fence to soften its effect.

We understand most homeowners have upgraded their properties over the years. Almost all have universally not impinged on the front of their property.

Thank you for listening to our concerns.

Sincerely,

Steve and Helene Jaffe

From: [zachary zimmerman](#)
To: [Kilgariff, Kathleen](#)
Subject: Project ID: P2958. APN: 070-061-27
Date: Thursday, April 22, 2021 5:44:33 PM

Kathleen Kilgariff

Reference: Project ID: P2958. APN: 070-061-27

I have reviewed the plans for the project. I see no problem with what they have planned.

Presently Corte Alegre does not have a stop sign. There are only stop signs on Los Cerros, hence when residents of Corte Alegre go Right towards Manor Road they are not required to stop and when they make a left onto Los Cerros they are not required to stop.

At the time of approval of this project, it must include a stop sign installed at Corte Alegre!

Thank you

Zachary Zimmerman
465 Los Cerros Dr.

From: [Kristin Tavernetti](#)
To: [Kilgariff, Kathleen](#)
Cc: [John Tavernetti](#)
Subject: Project ID: P2958--Chang Family Design Review
Date: Friday, May 7, 2021 1:46:24 PM

Dear Kathleen,

Hello, my name is Kristin Tavernetti. My family lives at 5 Corte Alegre, right next door to the Chang family. My husband (John) and I attended the original Zoom meeting in which the Chang's architect presented an earlier plan for a garage. For that proposal, our concerns were very high.

With this new revised plan, omitting the garage, we are far more comfortable. However, we think it is important to note that this corner is extremely visible. Everyone driving or walking in either direction through the intersection of Los Cerros, Manor and Corte Alegre, because of the stop signs and the curvature of the road, is compelled to notice the Chang's long front yard.

We feel it is therefore vital that the aesthetics and materials of the proposed retaining wall/fence be a high standard, commensurate with their visibility from the street. Furthermore, plantings should be chosen carefully to soften the visual height of the new fence. In this location, a standard fence atop a standard concrete retaining wall would look absolutely terrible and potentially cheapen the look of the whole neighborhood.

We appreciated your questions and attention to detail during the prior meeting for the garage, and we appreciate that you remain focused on this review. Please let me know if there is anything we can or should be doing to ensure some sort of quality-threshold is incorporated in the approval of the Chang's plans.

Many thanks,
Kristin Tavernetti
(415) 990-3024