



PLANNING DIVISION TRANSMITTAL

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

FROM: Joshua Bertain, Assistant Planner

DATE: December 16, 2021

RE: Cohl Purvis Design Review
178 St. Thomas Way, Tiburon, CA
Assessor's Parcel 038
Project ID P3242

APPLICANT: Leslie Cohl and Jim Purvis
178 St. Thomas Way, Tiburon, CA

CONTACT: Digne de Lenea
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DECISIONMAKER FOR THIS APPLICATION: Agency Director (Administrative)

PROJECT SUMMARY

The applicant requests Design Review approval to construct a new 685 square foot multi-story addition to an existing residence in unincorporated Tiburon. The proposed addition would be formed by an 83 square-foot first floor addition and by a 602 square-foot second floor addition and would result in a floor area ratio of 29 percent on the 11,952 square foot lot. The proposed addition would reach a maximum height of 25 feet above surrounding grade and the exterior walls would have the following setbacks: 36 feet from the eastern front property line; 48 feet from the southern side property line; 8 feet from the northern side property line; 65 feet from the western rear property line. Various site improvements would also be entailed in the proposed development, including a new roof, windows, doors, and trim as needed.

Design Review approval is required pursuant to 22.42.020.A because the project is located in a planned zoning district and does not qualify for an exemption from Design Review.

Zoning: BFC-RSP-5.8, Bay Front Conservation – Residential Single Family Planned
Countywide Plan Designation: SF6, Residential Single Family

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 by **January 15, 2022**. Otherwise, please provide your comments on the merits of this application by February 5, 2022.

Please contact me at (415) 473-3171 or jbertain@marincounty.org if you have any questions. Thank you.

Joshua Bertain