



### **NOTICE AND REFERRAL OF PLANNING APPLICATION**

The Oaks (Daphne) Master Plan Amendment, Design Review, and Tree Removal Permit  
Project ID P1547

The Marin County Planning Division is requesting that organizations and individuals interested in the Oaks (Daphne) Master Plan Amendment, Design Review, and Tree Removal Permit provide us with written comments on the project by Friday, January 5, 2018. The applicant for the project is Robert Eves/Venture Senior Living, and the property is a vacant lot located in unincorporated San Rafael between Lucas Valley Road and Marinwood Avenue, further identified as Assessor's Parcel 164-270-05.

Three buildings are proposed on the site, including a main building with 86 apartments, an attached memory care building with 40 apartments, and a separate affordable housing building with six apartments. The main building would have a floor area of 78,358 square feet as well as an additional 19,756 square foot subterranean garage. The memory care building would have a floor area of 22,161 square feet and the affordable housing building would have a floor area of 3,625 square feet. The total floor area proposed for the property would be 104,144 square feet resulting in a floor area ratio of 25 percent on the 9.6 acre lot.

The main building would be three stories tall and approximately 38 feet, six inches in height, as measured from natural grade (31 feet, eight inches above finished grade). An interior courtyard would be located in the central portion of the main building; terraces are proposed on the second story of the front elevation; and a small roof deck is proposed on the uppermost level of the structure. The main building would be connected to the memory care building via a breezeway, to be used by service personnel. The proposed setbacks, from the exterior walls to the property lines, are as follows: 120 feet from the eastern (front) property line; 104 feet from the northern (side) property line; 99 feet from the western (rear) property line; and more than 300 feet from the southern (side) property line.

The memory care building would be one story tall and approximately 30 feet in height, as measured from natural grade (20 feet above finished grade). Apartments are proposed to be dispersed around the perimeter of the building, which is designed to feature an interior courtyard. The proposed setbacks, from the exterior walls to the property lines, are as follows: 53 feet from the eastern (front) property line; more than 300 feet from the northern (side) property line; 146 feet from the western (rear) property line; and 125 feet from the southern (side) property line.

The affordable apartment building is proposed to be two stories tall and approximately 22 feet in height, as measured from natural grade (25 feet above finished grade). The affordable apartment building is proposed to have lower level carports and six second story apartments, 571 square feet in size each. Second story decks are proposed to be located on the rear elevation of the building. The proposed setbacks, from the exterior walls to the property lines, are as follows: 98 feet from the eastern (front) property line; 20 feet from the northern (side) property line; more than 150 feet from the western (rear) property line; and more than 400 feet from the southern (side) property line.

All three contemporary "California ranch" style buildings are proposed to be constructed out of natural materials in subdued earth tone colors, including natural wood siding, beige stucco, and

stone veneer columns. The retaining walls are proposed to consist of a combination of stacked block walls (around the perimeter of the new bioswale, proposed on the front portion of the project site) and tan colored concrete walls (around the rear perimeter of the new buildings, as well as along the newly proposed access driveway). The proposed paving materials include concrete driveway, beige colored integral concrete pathways and patio areas, and a porcelain pavers at entryways and patio areas.

In addition to the construction of three new buildings, the project proposal includes the construction of a new entrance driveway, vehicular bridge across Miller Creek, new surface parking areas, storm drainage system, retaining walls, and the installation of utilities and landscaping. The proposed storm drainage system would include a series of catch basins, rain wash drainage pipes, and bio-retention basins. The proposed retaining walls, which would be located along the new driveway, surrounding the new drainage swale at the front property line, and behind the new buildings, would range in height from two to six feet along the drainage swale, four to 13 feet along the newly proposed access driveway, and one to six feet around the perimeter of the newly proposed buildings. Altogether, the proposed development would include 15,300 cubic yards of cut and 15,300 cubic yards of fill, with no off-haul proposed.

The landscape plan for the project includes new shrubs and trees along the new entrance driveway, as well as restorative planting using Marin County native plants, around the perimeter of the project site. A total of 50 trees would be removed to accommodate construction of the project, 39 of which are considered protected trees under County code. The landscape plan includes a comprehensive tree replacement plan. In addition, the proposed landscape plan includes restoration planting of a seasonal wetland that will be impacted as a result of construction of the newly proposed access bridge. The restoration planting would be located adjacent to the stream that would be impacted by the bridge.

The conceptual lighting plan for the project includes new pole lights, along the entrance driveway, bollard lights along the perimeter pathways surrounding the new buildings, and wall mounted downlights on the buildings.

Master Plan Amendment approval is required because the project does not conform to the approved Oakview Master Plan. Design Review approval is required because the project is in a Planned Zoning District. Tree Removal Permit is required because the project would entail the removal of mature, healthy, native trees.

Zoning: RMP-1.38 (Residential Multiple Family Planned)

Countywide Plan Designation: PR (Planned Residential, 1 unit/1-10 acres)

The application has been deemed complete for planning purposes, and the next phase of the project includes environmental review of the project as proposed. As a first step of environmental review and pursuant to State CEQA Guidelines Section 15162, a modified environmental checklist will be prepared that compares the proposed project to what was covered in the prior certified Final Environmental Impact Report (Final EIR) for the previous project approved on the site known as the Oakview Master Plan approved on January 11, 2005. The purpose of this checklist is to evaluate the proposed project in order to determine, for each environmental topic area, whether any "changed condition" (i.e., changed circumstances, project changes, or new information of substantial importance) may result in a new or substantially more severe environmental impact than was identified in the prior Final EIR.

For more information about the Oaks (Daphne) Master Plan Amendment, Design Review, and Tree Removal Permit, please visit the Planning Division's website at:

[https://www.marincounty.org/depts/cd/divisions/planning/projects/lucas-valley/daphne-o-krestine-trust\\_the-oak\\_mp\\_dp\\_dr\\_p1547\\_sr](https://www.marincounty.org/depts/cd/divisions/planning/projects/lucas-valley/daphne-o-krestine-trust_the-oak_mp_dp_dr_p1547_sr) (or by searching for “The Oaks Master Plan Amendment”). 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. Hard copies of all of the application materials, including project plans and any technical reports, are available at the Planning Division’s public service counter, which is normally open from 8 AM until 4 PM, Mondays through Thursdays.

December 22, 2017

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