



## 2<sup>nd</sup> PLANNING DIVISION TRANSMITTAL

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

**FROM:** Megan Alton, Planner

**DATE:** February 2, 2022

**RE:** Doner Design Review and Accessory Dwelling Unit Permit  
340 Crown Road, Kentfield  
Assessor's Parcel 075-192-03  
Project ID P3333 and P3334

**APPLICANT:** Pacific Design Group  
265 Magnolia Ave #200, Larkspur, CA 94939  
architects@pacificdesigngroup.com  
(415) 927-9500

**DECISIONMAKER FOR THIS APPLICATION:** Agency Director (Administrative)

### PROJECT SUMMARY

This is the 2<sup>nd</sup> Planning Transmittal responding to Planning and DPW items of incompleteness.

The applicant requests Design Review and Accessory Dwelling Unit (ADU) Permit approval to construct a new 1,045 square foot ADU over an existing garage on a developed lot in Kentfield. The 1,045 square feet of ADU in combination with the existing development would result in a floor area ratio of 13.6 percent on the 27,495 square foot lot. The proposed building would reach a maximum height of 21 feet 9 inches above surrounding grade and the exterior walls would have the following setbacks: 51 feet from the northern front property line; more than 60 feet from the side property lines; 17 feet 6 inches from the southern rear property line.

Design Review approval is required because the project is over 16 feet in height. An ADU Permit is required because the ADU is over 800 square feet in size.

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

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 **February 16, 2022**.

Please contact me at (415) 473-6235 or [malton@marincounty.org](mailto:malton@marincounty.org) if you have any questions. Thank you.