PLANNING DIVISION TRANSMITTAL

TO: Department of Public Works (DPW), Land Development Division
    Community Development Agency, Environmental Health Services Division
    Marin County Fire, County Service Area (CSA) 31

FROM: Joshua Bertain, Assistant Planner

DATE: March 16, 2022

RE: Drewry-Verduin et al., Design Review and Tree Removal permit
    Vacant – Juniper Ave., San Geronimo
    Assessor's Parcel 169-331-16
    Project ID P3528

APPLICANT: Peter Moeck, P.E.
            353 Pinehill Rd., Mill Valley, CA

CONTACT: Peter Moeck, P.E.
          (415) 845-9032
          pmoeck@yahoo.com

DECISIONMAKER FOR THIS APPLICATION: Agency Director (Administrative)

PROJECT SUMMARY
The applicant requests Design Review approval to construct a new 2,431 square foot residence with an attached garage and associated retaining walls on a vacant property in the unincorporated community of San Geronimo. The 2,431 square feet of the proposed development would result in a floor area ratio of 0.02 percent on the 118,064 square foot lot.

The proposed single-family residence would reach a maximum height of 26 feet, 6 inches above the surrounding grade and the exterior walls would have the following setbacks: 84 feet, four inches to the northern front property line; 45 feet, 1 inch to the eastern side property line; 128 feet, 5 inches to the western side property line; and 194 feet, 5 inches to the southern rear property line. The proposed retaining walls would reach a maximum height of 8 feet, 8 inches above the surrounding grade, and would maintain varying setbacks as the proposed retaining walls would primarily be located along the proposed driveway and in the rear yard of the proposed residence. Various site improvements would also be entailed in the proposed development, including a new deck, patio, driveway, and turnaround area.

Design Review approval is required pursuant to Section 22.42.020.A of the Marin County Code because the project entails the development of a new single-family residence and associated improvements on a vacant lot that are not otherwise exempt from discretionary review.
The applicant requests Tree Removal Permit approval to remove a total of nine trees, including five trees that are of a protected size, and four trees that are of a heritage size as determined by the measurement of each tree’s Diameter at Breast Height (DBH). The trees proposed for removal and that require a Tree Removal Permit are listed in the table below.

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
<th>Health</th>
<th>Observed DBH (in.)</th>
<th>Protected Size DBH (in.)</th>
<th>Heritage Size DBH (in.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Douglas Fir</td>
<td><em>Pseudotsuga menziesii</em></td>
<td>Good</td>
<td>54 in.</td>
<td>(H)</td>
<td></td>
</tr>
<tr>
<td>Coast Redwood</td>
<td><em>Sequoia sempervirens</em></td>
<td>Good</td>
<td>27 in.</td>
<td>(P)</td>
<td></td>
</tr>
<tr>
<td>Coast Redwood</td>
<td><em>Sequoia sempervirens</em></td>
<td>Good</td>
<td>20 in.</td>
<td>(P)</td>
<td></td>
</tr>
<tr>
<td>Coast Redwood</td>
<td><em>Sequoia sempervirens</em></td>
<td>Good</td>
<td>17.5 in.</td>
<td>(P)</td>
<td></td>
</tr>
<tr>
<td>Coast Redwood</td>
<td><em>Sequoia sempervirens</em></td>
<td>Good</td>
<td>19 in.</td>
<td>(P)</td>
<td></td>
</tr>
<tr>
<td>Coast Redwood</td>
<td><em>Sequoia sempervirens</em></td>
<td>Good</td>
<td>18.5 in.</td>
<td>(P)</td>
<td></td>
</tr>
<tr>
<td>Douglas Fir</td>
<td><em>Pseudotsuga menziesii</em></td>
<td>Fair-Good</td>
<td>55 in.</td>
<td>(H)</td>
<td></td>
</tr>
<tr>
<td>Douglas Fir</td>
<td><em>Pseudotsuga menziesii</em></td>
<td>Good</td>
<td>34 in.</td>
<td>(H)</td>
<td></td>
</tr>
<tr>
<td>Coast Redwood</td>
<td><em>Sequoia sempervirens</em></td>
<td>Good</td>
<td>51 in.</td>
<td>(H)</td>
<td></td>
</tr>
</tbody>
</table>

Tree Removal Permit approval is required pursuant to Chapter 22.62 of the Marin County Code because the project entails the removal of trees that are of a heritage size, as well as the removal of more than two trees that are of a protected size.

Zoning: RSP-0.13 (Residential Single Family Planned)
Countywide Plan Designation: SF2 (Very Low Density Residential)
Community Plan (if applicable): San Geronimo Valley

For more information on this application, please visit the Planning Division's website at: [http://www.marincounty.org/depts/cd/divisions/planning/projects](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 March 31, 2022. Otherwise, please provide your comments on the merits of this application by April 15, 2022.

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