



INTERAGENCY REFERRAL OF PLANNING APPLICATION

Guillen Design Review
Project ID P3270

August 5, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Guillen Design Review provide us with written comments on the project by **August 19, 2021**. The property is located at 111 Marin Blvd., San Rafael, further identified as Assessor's Parcel 016-052-20. The applicant's name and contact information is provided below.

William Ogle
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415-378-3016

The applicant requests Design Review approval to construct a detached, one-story, 450-square-foot accessory structure (garage) on a lot located in south San Rafael. The proposed accessory structure, in combination with existing development and proposed ADU on the site, would result in a floor area ratio of 15 percent on the 34,840 square foot lot. The proposed building would reach a maximum height of approximately 11 feet, one inch above surrounding grade and the exterior walls would have the following setbacks: three feet from south front property line; 3 feet east side property line; over 50 feet from all other property lines. Various site improvements would also be entailed in the proposed development, including site clearing and grading, new driveway, and other general improvements to accommodate the proposed project.

The ADU component of the project will be reviewed and approved under a separate ministerial permit.

Design Review approval is required under Marin County Code Section 22.20.090.C.1.B because the detached accessory structure is located three feet from the front and side property lines where setbacks of 30 feet and 20 feet, front and side respectively, are required by the R1-B4 zoning district. Category 2 Accessory Dwelling Unit Permit is required pursuant to Marin County Code Section 22.32.120.C.

Zoning: R1-B4 (Residential, Single-Family District)
Countywide Plan Designation: SF-3 (Single Family, one unit per one to five acres)
Community Plan (if applicable): N/A

For more information about the Guillen Design Review, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> (or by searching for "Guillen Design Review"). Project plans, technical reports, and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates.

In your response to this referral, 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.

Please contact me at (415) 473-2755 or ibereket@marincounty.org if you have any questions. Thank you.

Immanuel Bereket
Senior Planner