



**NOTICE AND REFERRAL OF PLANNING APPLICATION**  
**Hudson Coastal Permit and Design Review**  
Project ID P2797

The Marin County Planning Division is requesting that organizations and individuals interested in the Hudson Coastal Permit and Design Review provide us with written comments on the project by September 2, 2020. The property is located at 17715 State Route 1, further identified as Assessor's Parcel 106-270-05. The applicant's name and contact information is provided below.

The applicant requests Coastal Permit and Design Review approval to remodel and expand an existing residence on a 14,702 square foot developed lot in Marshall. The existing 1,175 square foot residence would be enlarged by 275 square feet and would be connected by a breezeway to a 250 square foot accessory structure. Additionally, the project entails the construction of an attached garage. Overall, proposed development would result in a floor area ratio of 9.8 percent.

The proposed building would reach a maximum height of approximately 25 feet above surrounding grade and the exterior walls would have the following setbacks: 10 feet, 3 inches feet from the eastern front property line; 18 feet, 11 inches feet from the northern side property line; 11 feet, 6 inches from the southern side property line; less than feet from the western rear property line.

Various site improvements would also be entailed in the proposed development, including the construction of a 140 square foot greenhouse, funicular, septic system, and site retaining walls.

For more information about the Hudson Coastal Permit and Design Review, please visit the Planning Division's website at: [https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marlin/hudson\\_cp\\_dr\\_p2797\\_in](https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marlin/hudson_cp_dr_p2797_in) (or by searching for "Hudson Coastal Permit and 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.

August 12, 2020

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