



INTERAGENCY REFERRAL OF PLANNING APPLICATION
KATZ DESIGN REVIEW
Project ID P3189

June 9, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Katz Design Review to provide us with written comments on the project by **Wednesday, June 23, 2021**. The applicant for the project Pacific Design Group, Inc., on behalf of property owners Kyle Katz and Nicole Cooley, and the property is located at 21 Rancheria Road, Kentfield, further identified as Assessor's Parcel 075-052-46.

The applicant requests Design Review approval to construct the following: (1) an approximately 552-square-foot addition to the existing 6,667 square feet residence; (2) 490-square-foot detached garage; and (3) 214-square-foot detached accessory structure with an attached trellis on a developed lot located in the community of Kentfield. The proposed project, in combination with the existing improvements, would result in 4,721 square feet of development and in a floor area ratio of 20.3 percent on the 23,210 square foot lot.

The proposed addition to the main residence would reach a maximum height of 12 feet four inches above surrounding grade, and the exterior walls of the proposed addition would have the following setbacks: 15 feet from the north side property line; and over 50 feet from all other property lines. The proposed garage would reach a maximum height of nine feet three inches above surrounding grade, and the exterior walls of the proposed garage would have the following setbacks: 64 feet from the west front property line; 15 feet from the north side property line; and over 50 feet from all other property lines. The proposed detached accessory structure (pool shelter) would reach a maximum height of 11 feet five inches above surrounding grade, and exterior walls of the proposed accessory structure would have the following setbacks: 38 feet ten inches from the southern front property line; 15 feet from the south side property lines; 25 feet from the east rear property line; and 50 feet from the northern rear property lines.

Other site improvements entailed in the proposed project include interior remodel of the residence and an existing cabana, landscaping and other general site improvements.

Design Review approval is required pursuant to Marin County Code Section 22.42.020(A) because the proposed project would occur on a site located in a Planned District.

DECISIONMAKER FOR THIS APPLICATION: Agency Director

Zoning: RSP-1 (Residential, Single-family, Planned, density of 1 unit per acre)
Countywide Plan Designation: SF3 (Residential, Single-family, 1 unit per 1 acre)
Community Plan: Kentfield

APPLICANT: Pacific Design Group, Inc.
265 Magnolia Avenue, STE 2 | Larkspur, CA 94939
Phone: (415) 927-9500 | E-Mail: architects@pacificdesigngroup.com

PROPERTY OWNERS: Kyle Katz and Nicole Cooley
21 Rancheria Rd. | Kentfield, CA 94904

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 respond to this transmittal by **Wednesday, June 23, 2021**.

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

Immanuel Bereket
Senior Planner