



NOTICE AND REFERRAL OF PLANNING APPLICATION
Kauhanen Community Property Trust et al., Design Review
Project ID P3907

The Marin County Planning Division is requesting that organizations and individuals interested in the Kauhanen Community Property Trust et al., Design Review application provide us with written comments on the project by February 28, 2023. The applicant for the project is Jacqueline Law and the property is located at 342 Pinehill Rd., Mill Valley, further identified as Assessor's Parcel 050-067-08.

The applicant requests Design Review approval to construct a 114 square-foot addition to an existing residence located in an unincorporated area of Mill Valley. The 114 square feet of proposed construction would include a 78 square-foot addition to the third floor and a 36 square-foot addition to the second floor that would result in a floor area ratio of 34.6 percent on the 7,500 square-foot lot. The proposed addition would reach a maximum height of 30 feet above the surrounding grade and the exterior walls would have the following setbacks: 25 feet from the eastern front property line; 48 feet, 6 inches from the northern side property line; 45 feet, 6 inches from the southern side property line; and 34 feet from the western rear property line. Various site improvements would also be entailed in the proposed development, including an expansion of the existing deck and stairs in the rear yard.

Design Review approval is required pursuant to Section 22.42.020.C because the project qualifies for a Variance Waiver provided in Section 22.54.045.B.

For more information about the Kauhanen Community Property Trust et al., Design Review application, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects>. Project plans and other documents related to the application are available on the project's webpage located within the panel for the geographic area of Tamalpais Valley, where you can also subscribe to receive email notifications and updates. Hard copies of all of the application materials, including project plans and any technical reports, are available at the Planning Division's public service counter, which is normally open from 8 AM until 4 PM, Mondays through Thursdays.

February 7, 2023

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