



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Kelinsky Design Review Amendment
Project ID P3223

July 14, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Kelinsky Design Review Amendment provide us with written comments on the project by July 29, 2021. The property is located at 71 West Oak Knoll Drive, San Anselmo, further identified as Assessor's Parcel 176-260-72. The applicant's name and contact information is provided below.

Name: Greg Kelinsky
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On July 7, 2021, the applicants submitted a Planning Application requesting Design Review approval to amend the Kelinsky Design Review and Tree Removal Permit (P1595) originally approved on December 22, 2017 on a lot located in San Anselmo. The approved project involved the following: (1) the demolishing of an existing 1,158-square-foot single-family residence and detached accessory structure; (2) construction of a 5,913 square foot residence; (3) construction of a 460 square foot Accessory Dwelling Unit (ADU) that would reach 14 feet, 10 inches in height above surrounding grade; and (4) construction of a 442 square foot, detached guest room that would reach 15 feet above surrounding grade. The approved plans included a new pool and removal of five "protected" trees and two "heritage" trees.

The approved 5,913 square foot residence would reach a maximum height of 30 feet above surrounding grade, and the residence would be located the following distance to corresponding property lines: 25 feet 11 inches from the northern front property line; 80 feet from the eastern side property line; more than 200 feet from the western side property line; and, more than 200 feet from the southern rear property line.

The proposed amendments include the following: (1) conversion of the existing 1,158-square-foot single-family residence to an ADU; (2) construction of a 4,479 square foot residence; and (3) demolition of a detached accessory structure and construction of a 500 square foot, detached guest room (office) that would reach 15 feet above surrounding grade. The proposed development, in combination with existing improvement, would result in 6,479 square-feet of total building area and floor area, which would result in a floor area ratio of 2.5 percent on the 263,942 square-foot lot (approximately 6-acres).

The proposed residence would reach a maximum height of 21 feet above surrounding grade, and the exterior walls would have the following setbacks: 21 feet, four inches from the northern front property line; 80 feet from the eastern side property line; more than 100 feet from all other property lines; and (3) the existing detached accessory structure would be converted to an office, rather than removal. The proposed amendments also include a new pool and removal of five "protected" trees and two "heritage" trees.

Design Review Amendment is required pursuant to Marin Development Code Section 22.70.060 because the project is in a substantial conformance with previously approved plan.

Zoning: RMP-0.2 (Residential Multiple Planned) 1 unit per 5 acres
Countywide Plan Designation: PR (Planned Residential, 1 unit/1-10 acres)
Community Plan: N/A

For more information about the Kelinsky Design Review Amendment, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> (or by searching for "Kelinsky Design Review Amendment"). 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 ibereket@marincounty.org if you have any questions. Thank you.

Immanuel Bereket
Senior Planner