



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Kroeker Family Trust Design Review and Accessory Dwelling Unit Permit
P2983, P29894

December 29, 2020

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Kroeker Family Trust Design Review and Accessory Dwelling Unit Permit provide us with written comments on the project by January 8, 2021. The applicant for the project is Polsky Perlstein Architects, and the property is located at 22 Sky Road, Mill Valley, further identified as Assessor's Parcel 034-430-08.

The applicant requests Design Review approval to construct 668 square feet of additions and replace an existing trellis on a developed lot in Mill Valley. The 668 square feet of proposed development would result in a floor area ratio of 9.66-percent on the 71,400 square foot lot. The proposed additions would reach a maximum height of 13 feet, 5 inches (Exterior Elevation Sheet 2.1) and the exterior walls of the addition would have the following setbacks: 91 feet from the west front property line; over 100 feet from the east rear property line; 17 feet from the north side property line; and over 100 feet from the south side property line. The proposed trellis would reach a maximum height of 11 feet (Exterior Elevation Sheet 2.1) and the structure would have the following setbacks: over 100 feet from the west front, east rear and south side property lines; and 17 feet from the north side property line. Other improvements include the conversion of the additions to an accessory dwelling unit and the installation of landscaping.

Design review approval is required pursuant to Marin County Code Section 22.42.020 as the project involves the addition of floor area and construction of a detached accessory structure otherwise not exempted from Design Review.

Zoning-RSP (Residential, single family, planned)
Countywide Plan Designation-SF6 (Single family)
Community Plan-Tamalpais Valley

For more information about the [project name], please visit the Planning Division's website at: [project website page address] (or by searching for "[]"). 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) 473-3615 or mlevenson@marincounty.org if you have any questions. Thank you.

Michelle Levenson
Senior Planner