



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Levine Design Review
Project ID P3033

February 12, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Levine Design Review provide us with written comments on the project by **February 22, 2021**. The property is located at 32 Greensburgh Lane, San Anselmo, further identified as Assessor's Parcel 176-112-01.

The applicant's name and contact information are provided below.

Debbi Peterson
debbipetersonarchitect@comcast.net
(415) 559-0548

Project Description:

The applicant requests Design Review approval to construct a new 130 square-foot, first-floor addition to an existing residence on a developed lot in San Anselmo. The property includes a single-family residence with an attached garage, and an outbuilding in the back yard. The applicant proposes a 130 square-foot addition to the residence, increasing the floor area from 5,261 square feet to 5,391 square feet and would result in a floor area ratio of 14.35 percent on the 37,572 square foot lot. The proposed addition would reach a maximum height of 17 feet, 6 inches above surrounding grade and the exterior walls would have the following setbacks: 79 feet from the southern front property line; 15 feet from the western side property line; 77 feet from the eastern side property line; 196 feet from the northern rear property line.

Design Review approval is required pursuant to Marin County Development Code Section 22.42.020.B., because the project would result in a floor area exceeding 3,500 square feet in R1-BD (Residential Single-Family, Sleepy Hollow), a Conventional zoning district.

Decision: Determined by the Director

Zoning: R1-BD (Residential, Single-Family, Sleep Hollow)

Countywide Plan Designation: SF4 (Single-Family, 1-2 units/acre)

For more information about the Levine Design Review, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> under the "Sleepy Hollow" area (or by searching for "Levine 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. 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) 473-3171 or jbertain@marincounty.org if you have any questions. Thank you.

Joshua Bertain
Community Development Technician