



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Massucco Family Trust Design Review
Project ID P3169

May 27, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the **Massucco Family Trust Design Review** to provide us with written comments on the project by **Thursday, June 10, 2021**. The applicant for the project is Kenneth Massucco, and the property is located at 51 Castle Rock Avenue, Woodacre, further identified as Assessor's Parcel 172-121-01.

The applicant requests Design Review approval to demolish an existing 704-square-foot detached carport, and construct a 946-square-foot detached garage on a developed lot located in Woodacre. The proposed development would result in a building area of 5,574 square feet, a floor area of 3,031 square feet, and a floor area ratio of 11.9 percent on the 25,420 square-foot lot. The proposed structure would reach a maximum height of 13 feet ten inches above surrounding grade, and the exterior walls of the proposed addition would have the following setbacks: 7 feet from the western (front) property line; 10 feet from the southern (side) side property line; and over 100 feet from all other property lines.

Pursuant to Marin Development Code Section 22.20.090(C)1.b, Design Review is required because the proposed garage would be constructed within the required front yard setback of the R-1:B-2 zoning district.

DECISIONMAKER FOR THIS APPLICATION: Agency Director

Zoning: R-1:B-2 (Residential, Single-family, 7,000 sq. ft. minimum, Combined District)
Countywide Plan Designation: SF5 (Residential, Single-family, 2-4 unit per 1 acre)
Community Plan: San Geronimo Valley

PROPERTY OWNER/ APPLICANT:

Kenneth Massucco
P. O. Box 45., Woodacre, CA 94973
Phone: (415) 717-1097 | E-Mail: kenmassucco@gmail.com

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 **June 10, 2021**

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

Immanuel Bereket
Senior Planner