

**MARIN COUNTY PLANNING DIVISION  
ADMINISTRATIVE DECISION  
Moeck Design Review**

**Decision: Approved**  
**Date: September 19, 2022**

Project ID No:	P3523	Applicant(s):	Peter Moeck
		Owner(s):	Peter Moeck
		Assessor's Parcel No(s):	049-182-03
		Property Address:	Vacant parcel located between 808 and 814 Spring Dr., Mill Valley
		Project Planner:	Erin Yattaw 415-473-3535 eyattaw@marincounty.org
		Signature:	<i>Erin Yattaw</i>
Countywide Plan Designation:		SF6 (Low Density Residential)	
Community Plan Area:		Tamalpais	
Zoning District:		R1-B1 (Residential Single-Family minimum lot size 6,000 square feet)	
Environmental Determination:		CEQA Guidelines 15303, Class 3	

**PROJECT SUMMARY**

The applicant requests Design Review approval to construct a new 3,154 square foot single-family dwelling with an attached garage on a vacant lot in Mill Valley. The 3,154 square feet of proposed building area – of which 2,674 square feet would be considered floor area – would result in a floor area ratio of 28 percent on the 9,647 square foot lot. The proposed building would reach a maximum height of 29 feet, 9 1/2 inches above surrounding grade and the exterior walls would have the following setbacks: 8 feet, 6 inches from the southern front property line; 5 feet, 1 inch from the western side property line; 5 feet, 1 inch from the eastern side property line; over 90 feet from the northern rear property line. Various site improvements would also be entailed in the proposed development, including a new driveway, new retaining walls, and new fencing.

Design Review approval is required pursuant to Marin County Code Section 22.42.020.D because the project is proposed on a vacant lot that is at least 50 percent smaller in total area than required for new lots under the slope regulations, in compliance with Section 22.82.050.

## **COUNTYWIDE PLAN CONSISTENCY**

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
- F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.
- I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

## **COMMUNITY PLAN CONSISTENCY**

The Marin County Planning Division finds that the proposed project is consistent with the Tamalpais Area Community Plan for the following reasons:

- A. The project is consistent with the policies related to preserving community character, including Policies LU 1.1, LU 1.3, LU 1.4, and LU 1.5, because it would preserve and enhance the existing natural and built characteristics of the surrounding environment, while being

compatible in scale (bulk, mass and height) and appearance (colors, materials, and design) of the surrounding neighborhood. The project would not exceed the floor area limits or maximum height guidelines established in Programs LU1.4a, 1.4b, 1.4c, and 1.4d. Further, the project is carefully sited to protect the sunlight, views and privacy enjoyed by adjacent homes, and to preserve open space.

- B. The project is consistent with the policies related to protecting habitats, wetlands, streams, and native vegetation, including Policies LU2.1, LU2.2, LU10.2, LU10.3, LU11.1, LU11.2, LU12.1, and 17.1, because it would respect the environmental constraints of the site. There are no known habitats for special-status species in the area, and the development would not be located in buffer areas surrounding wetlands, streams or other drainage areas. Removal of native vegetation would be minimized, and native trees would be protected or replaced.
- C. The project is consistent with the access and parking policies, including Policy T2.4, T4.1, T8.2, T.11, because it would not take access from a new roadway or driveway connected directly to Shoreline Highway, would not reduce the existing levels of service on surrounding intersections, and would provide the required parking and adequate access as determined by the Department of Public Works.

## **DEVELOPMENT CODE CONSISTENCY**

### **Mandatory Findings for Design Review (Marin County Code Section 22.42.060)**

- A. The proposed development complies with either the Single-family or Multi-family Residential Design Guidelines, as applicable, the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and 22.32.168 (Tidelands), as well as any applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.**

There are no standards provided in Chapter 22.14 that apply to the project and the development would not occur within a tidelands area. The proposed project is consistent with the Design Guidelines and Discretionary Development Standards because it is designed to avoid adversely affecting natural resources or the character of the local community. The project's consistency with the standards and guidelines most pertinent to the subject property is discussed below.

**SITE PREPARATION:** Development Standards J.1 through J.6; Design Guidelines A-1.2 through A-1.4

The proposed new single-family dwelling entails removing Eucalyptus trees and does not include the removal of any protected or heritage trees. The Building Permit shall be reviewed by the Department of Public Works to ensure that the construction shall not have adverse effects in terms of grading or drainage.

**BUILDING LOCATION:** Development Standards D.1 through D.4; Design Guidelines D-1.6

The project proposes to locate the residence on a portion of the lot where it would be most accessible and maintain the privacy of adjacent properties. The attached garage is proposed to be located closest to the road right-of-way. The development is proposed on a property within a Ridge and Upland Greenbelt area, a broad swath that includes flatlands, canyons, valleys, and ridgelands, some of which are developed with single-family residences. Per the

Marin Countywide Plan, development should not be located within 300 feet horizontally or 100 feet vertically of a prominent ridgeline in the vicinity. The subject property is located well away from the prominent ridgeline that is located approximately between topographic elevations of 600 to 800 feet and runs beyond the uphill side of Marin Drive. The subject property appears to be over 800 feet away from the ridgeline, horizontally. Additionally, the highest point of the property proposed for development is at an elevation of 394 feet which is more than 200 feet away vertically from the nearest prominent ridge. The entire property is steeply sloped and the residence is proposed to be located in the less steep portion of the property near the road right-of-way. The residence would not obstruct views from public rights-of-way, waterways, or other public open spaces.

**PROJECT DESIGN: Development Standard I.1 and I.2; Design Guideline D-1.7**

The property is located within the Ridge and Upland Greenbelt, normally allowing for a maximum height of 18 feet. However, in this case, there are special circumstances related to the topography of the site that support a waiver of this standard. As discussed above, the proposed development is located more than 300 feet away horizontally and is more than 100 feet below vertically from the nearest prominent ridgeline. The proposed residence would follow along the downward slope and existing topographic contours with minimal fill. The proposed floor area is within the allowable FAR per the Tamalpais Area Community Plan standards. If the height were to be restricted, the development would be spread over more of the property causing greater site disturbance on the sloped hillside and impinging on the privacy of adjacent properties. The proposed materials and colors of the structure would harmonize with the surrounding natural environment and the residences in the surrounding neighborhood. The building materials would consist of wood siding, proposed trim and windows will not be light-colored, roof materials will be dark in color.

**MASS AND BULK: Design Guidelines D-1.1 through D-1.5**

The roof lines are proposed to be broken up and a cupola has been included to add visual interest and further break up the roof line. Horizontal and vertical building components have been utilized to create articulation and reduce the visual bulk of the walls of the building.

**EXTERIOR LIGHTING: Development Standard G; Design Guideline C-1.11**

The exterior lighting depicted on the plans would be shielded and downward facing. However, a standard condition of approval will be imposed into this determination to ensure that all the exterior lighting incorporated into the Building Permit are unobtrusive and downward facing.

**LANDSCAPING AND VEGETATION REMOVAL: Development Standard F; Design Guideline A-1.1**

Eucalyptus trees are proposed to be removed to clear an area for development and to reduce fire danger on the property. Native plantings are proposed to be planted within the front yard.

**ACCESS: Development standard C; Design Guidelines A-1.5**

The project is proposed to be accessed via a new driveway apron extending to Spring Drive.

**NEIGHBORHOOD COMPATABILITY: Design Guidelines B-1.1, C-1.1 through C-1.3, C-1.7**

The proposed project is consistent with the key design principles of the Single-Family Residential Design Guidelines in that the project maintains adequate space, light, and a sense of openness from surrounding residences in the neighborhood. The project incorporates step backs and articulated building forms. As mentioned above, the proposed floor area is within the allowable floor area ratio per the Tamalpais Area Community Plan.

**B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.**

The project is designed to maintain compatibility with the architectural style of the existing residence. The project would be proportional to the mass and bulk of the properties within the surrounding neighborhood.

**C. The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.**

The proposed project is placed downslope from the neighboring property to the east and is a generous distance away from the existing residence to the west as well as the property to the north. The proposed development will not obstruct light or intrude upon the privacy of the adjacent neighbors. The proposed southern elevation facing the street does not have excess glass doors and windows and the proposed building materials are not reflective.

**D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.**

The project site is located on private property. Therefore, the project would not encroach onto adjoining private properties, public lands, public easements, trails, and rights-of-way.

**E. The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.**

The project proposes to remove several eucalyptus trees that pose a fire hazard. No additional tree removal is proposed. The project would maintain adequate separation between buildings for the purposes of fire protection.

## **ACTION**

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

## **CONDITIONS OF PROJECT APPROVAL**

### **CDA-Planning Division**

1. This Design Review approval authorizes the construction of a new 3,154 square foot single-family dwelling with an attached garage on a vacant lot in Mill Valley. The 3,154 square feet of proposed building area – of which 2,674 square feet would be considered floor area – result in a floor area ratio of 28 percent on the 9,647 square foot lot. The approved building shall reach a maximum height of 29 feet, 9 1/2 inches above surrounding grade and the exterior walls shall have the following setbacks: 8 feet, 6 inches from the southern front property line; 5 feet, 1 inch from the western side property line; 5 feet, 1 inch from the eastern side property line; over 90 feet from the northern rear property line. Various site improvements are also entailed in the approved development, including a new driveway, new retaining walls, and new fencing.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled “Moeck Residence,” consisting of 23 sheets prepared by Peter Moeck, received in final form on June 24, 2022, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. The project shall conform to the Planning Division’s “Uniformly Applied Conditions 2022” with respect to all of the standard conditions of approval and the following special conditions: 3.

### **VESTING**

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

### **RIGHT TO APPEAL**

This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision.

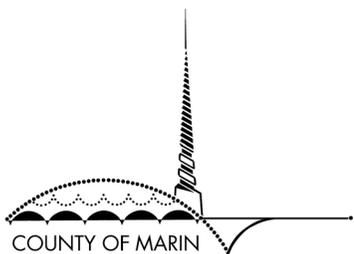
cc: *{Via email to County departments and Design Review boards}*

CDA – Assistant Director  
CDA – Planning Manager  
DPW – Land Development  
Marin Water District  
Tamalpais Community Services District  
Southern Marin Fire Protection District  
Tam Valley Design Review Board  
Peter Moeck 808 Spring Dr., Mill Valley, CA 94941  
Sent to Peter Moeck via email to pmoeck@yahoo.com

Attachments:

1. Marin County Uniformly Applied Conditions 2022

2. Southern Marin Fire Transmittal Response
3. Letters from the public



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS  
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

**2022**

**STANDARD CONDITIONS**

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.
3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

**SPECIAL CONDITIONS**

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A

report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.
17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and

compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

### CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.



BETTER  
TOGETHER

SOUTHERN MARIN FIRE PROTECTION DISTRICT  
MILL VALLEY FIRE DEPARTMENT



## FIRE PREVENTION DIVISION

28 Liberty Ship Way, Ste. 2800, Sausalito, CA 94965

Phone: (415) 380-1120 | Email: [prevention@smfd.org](mailto:prevention@smfd.org) | Web: [www.smfd.org](http://www.smfd.org)

March 23, 2022

Attn: Erin Yattaw  
Marin County Community Development Agency  
[eyattaw@marincounty.org](mailto:eyattaw@marincounty.org)

Re: SMFD Incompleteness Items for P3523 at APN 049-182-03 (proposed 812 Spring Drive)

The proposed plans for the above-listed project have been reviewed. Based on the plans as submitted, the items noted below shall be imposed by the Southern Marin Fire Protection District (SMFD) in accordance with current requirements of the California Fire Code and SMFD ordinance and standards.

**Please Note: This project is within the Wildland Urban Interface (WUI) Zone as determined by the Southern Marin Fire Protection District and is under the State Responsible Areas as defined by CalFire and will be required to meet conditions of Title 14.**

### The following documents were reviewed:

- Drawings by Peter Moeck titled "Moeck Residence," dated 01.15.2022

### Project Description:

Construct new 2854 sf single family dwelling on a current vacant parcel

**This application was found to be incomplete. Please provide a written response to the following items with the revised drawings:**

1. The invoice for the project must be paid prior to design approval. Please visit the link to access your e-invoice to make a payment via credit card. Please present your receipt to the Building Department in order to have your permit issued:
  - a. **FIRE PLANNING REVIEW FEE** <https://www.paypal.com/invoice/p/#NWK4URVGWX5KM3AB>

### APPLICABLE CODES:

1. The design professional is responsible for verifying that the project complies with the regulations of California Title 14, Div. 1.5, Chapter 7, subchapter 2.
  - a. The new structure will be subject to meet the requirements in California Title 14, Div. 1.5, Chapter 7, subchapter 2 for:
    - i. Emergency Access and Egress (*CCR 14 §1273*)
    - ii. Addressing and home identification (*CCR 14 §1274*)
    - iii. Emergency water supply (*CCR 14 §1275*)
    - iv. Fuel modification and defensible space (*CCR 14 §1276*)

**ACCESS AND EGRESS:**

1. The existing roadway on the frontage of the property is required to be a 20-foot paved roadway, per CCR 14 §1273. The paved roadway is measured from edge of pavement to edge of pavement. Please demonstrate on the plans that the existing paved roadway meets this requirement or that the work will be performed with the approval of this permit

**WATER SUPPLY:**

2. The nearest existing fire hydrants located at 800 Spring Drive (HY-01244) and 820 Spring Drive (HY-07351) do not meet local or state minimum flow requirements of 1000 gpm. The hydrant would need to be upgraded to meet a minimum flow requirement of 1000 gpm.
  - b. Exception: If the cost of upgrading the fire hydrant exceeds 2% of the cost of the project based on the building permit valuation.
  - c. An Alternative Means and Methods Request would be required if the code section listed above is not feasible. The alternative method will need to address water supply.

**VEGETATION AND FUEL MANAGEMENT:**

1. A vegetation management plan is required to be submitted at design review. The plan shall have the following information
  - d. The site plan, which includes all structures, zone, plant location, type, and spacing, including tree driplines and shrub/hedge lengths. A key shall be provided to identify the plants shown on the property.
    - i. The plan shall take into account the requirements of CCR 14 §1276
  - e. The entire plan content elements described in narrative form.
  - f. A description of long term maintenance and safety practices
  - g. The Hazard Assessment matrix.
  - h. The list of plants to be existing and/or used and materials consistent with the approval plant list.
    - i. Existing and proposed plants shall not be any of the species identified by FireSAFE Marin as fire-hazardous plants. The list can be found at <https://firesafemarin.org/plants>.
  - i. Prepared according to [Standard 220 Vegetation/Fuel Management Plan](#). The standard can be found on the District's Website under Mill Valley Standards or by visiting the hyperlink.

**Please resubmit directly to the planning department. Please contact me with any questions or concerns. Thank you.**

Thank you,



McKenna Ramiro  
Fire Prevention Specialist  
[mrapiro@smfd.org](mailto:mrapiro@smfd.org)  
Office: (415)231-3849 | Cell: (415)720-4620

## Yattaw, Erin

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**From:** McNevin Daniel <dmcnevin\_94123@yahoo.com>  
**Sent:** Tuesday, August 9, 2022 10:51 AM  
**To:** Yattaw, Erin  
**Subject:** Project ID P3523 - Moeck Design Review

You don't often get email from dmcnevin\_94123@yahoo.com. [Learn why this is important](#)

Dear Erin,

I live near this project on Alta Vista Road, Mill Valley. I support the approval of this project.

Thanks,  
Dan McNevin  
415 341 6417

## Yattaw, Erin

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**From:** Yattaw, Erin  
**Sent:** Thursday, April 7, 2022 9:44 AM  
**To:** Bruce Forrester  
**Subject:** RE: Failed zoom meeting of 4/6/22

Hello Bruce,

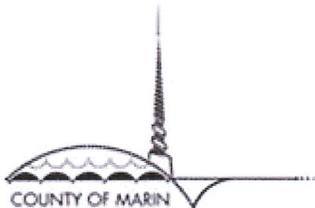
I was just made aware of the apparent technical issues that the Tamalpais Design Review Board had with their zoom link for their scheduled meeting last night. I have been informed they have moved this item to their next meeting scheduled for 4/20/22.

As for your public comments below regarding the project, they have been included in the project file.

Thank you,

**Erin Yattaw**  
ASSISTANT PLANNER  
*She/her*

County of Marin  
Community Development Agency  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903  
415 473 3535 T  
[eyattaw@marincounty.org](mailto:eyattaw@marincounty.org)



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**From:** Bruce Forrester <bruceforrester1@gmail.com>  
**Sent:** Wednesday, April 6, 2022 7:50 PM  
**To:** Yattaw, Erin <EYattaw@marincounty.org>; dwallace1957@yahoo.com  
**Subject:** Failed zoom meeting of 4/6/22

Hello,

I and my other neighbors are very disappointed that the Tamalpais Design Review Board zoom meeting that was scheduled for 4/6/22 for the vacant lot on Spring Dr. in Mill Valley was unavailable to interested parties or failed to take place.

I have specific concerns about the proposed development on this vacant lot.

1 The size of the proposed development is 2,641 sq. ft. while according to the online site Redfin, the average size of the 23 other houses on Spring Dr. is 1,817 sq. ft. My opinion is that the size of the proposed development is too large for the neighborhood.

2 The orientation of the proposed development has the long side of the house facing the street. Most of the other houses on Spring Dr. have the short side of the house facing the street. This orientation will have the proposed development appear even larger.

3 The tower on the proposed development is an unnecessary architectural detail that makes the house taller potentially blocking views.

4 The design for the proposed development features a fence along the entire front of the house. Only 3 of the 23 other houses on Spring Dr. have fences blocking the houses from the street. The rest of the neighborhood houses are not blocked off from the street, contributing to the open and inviting nature of this wonderful neighborhood.

I respect the right of the developer to build on his property. I hope the design can be refined to better fit the character of the neighborhood.

Thank you for your consideration.

Bruce Forrester  
809 Spring Dr.