



**INTERAGENCY REFERRAL OF PLANNING APPLICATION**  
**Motlagh Design Review**  
Project ID P3197

June 14, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Motlagh Design Review provide us with written comments on the project by June 28, 2021. The property is located at 240 Hillside Avenue, Kentfield, further identified as Assessor's Parcel 074-082-43. The applicant's name and contact information is provided below.

Habib Motlagh  
habibtrilake@gmail.com  
951-378-6173

The applicant requests Design Review approval to legalize an existing carport on a developed lot in Kentfield. The detached accessory structure would reach a maximum height of 20 feet above surrounding grade, and 9 feet above the floor level of the parking structure. The exterior walls would have the following setbacks: more than 100 feet from the southern front property line; 10 feet from the western side property line; more than 50 feet from the eastern side property line; 3.8 feet from the northern rear property line.

Design Review approval is required for the accessory structure because the carport is located within the required yard setbacks as outlined in Marin County Code Section 22.20.090.C.1.b.

Zoning: R1-B3 (Residential, Single-Family, 20,000 square foot minimum lot area)  
Countywide Plan Designation: SF4 (Single Family, 1-2 units/acre)  
Community Plan (if applicable): Kentfield Greenbrae

For more information about the [project name], please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> (by searching under Kentfield/Greenbrae). 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) 473.7173 or [kkilgariff@marincounty.org](mailto:kkilgariff@marincounty.org) if you have any questions. Thank you.

Kathleen Kilgariff  
Planner