



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Mulvey Design Review
Project ID P3244

July 20, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Mulvey Design Review application to provide us with written comments on the project by **July 30, 2021**. The applicant for the project is Pamela Mulvey, and the property is located on a vacant lot located along Carrie Street, Tomales, further identified as Assessor's Parcel 102-041-39.

The applicant requests Design Review approval to construct a new 1,215 sq. ft., one-story, two-bedroom, single-family residence on a vacant property in Tomales. The proposed development would result in a building area of 1,311 sq. ft. and floor area ratio (FAR) of 20 percent on the 6,150 square foot lot. The proposed main residence would reach a maximum height of 23 feet, four inches above surrounding grade, and the exterior walls would have the following setbacks: 25 feet from the east front property line; 19 feet, one inch from the north side property line; eight feet from the south side property line; 22 feet, 11 inches from west rear property line; and more than 100 feet from the south side property line. The project also includes various site improvements, including utility connections, off-street parking spaces, and general site grading and improvements to accommodate the proposed project.

Design Review is required pursuant to Section 22.82.020I of the Interim Development Code because the proposed project would occur on a site located in a Planned District. The project qualifies for Coastal Permit Exclusion Order E-81-6 because it involves construction of a new single family residence on a vacant, legal lot of record within the exclusion the exclusion area and the proposal meets all applicable County code requirements.

For more information on this application, please visit the Planning Division's website at: <http://www.marincounty.org/depts/cd/divisions/planning/projects>. Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates:

DECISIONMAKER FOR THIS APPLICATION: Agency Director

Zoning: C-RSP-7.26 (Residential Single Family Planned)
Countywide Plan Designation: SF5 (Single-Family Residential, 4-7 units per acre)
Community Plan: Tomales Community Plan

**Owner/
Applicant:** Pamela Mulvey
201 Orchard Ln. | Penngrove, CA 94951
Phone: 415. 233.2044 | Email: pamelamulveydc@yahoo.com

Architect: Maria Hodges
829 56th St. | Oakland, CA 94608
Phone: 510.517.1529 | Email: Maria.Hodges@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 contact me at (415) 473-2755 or ibereket@marincounty.org if you have any questions. Thank you.

Immanuel Bereket
Senior Planner