



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Outnumbered2 LLC Design Review and Tree Removal Permit
Project ID P2085

July 13, 2020

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Outnumbered2 LLC Design Review and Tree Removal Permit provide us with written comments on the project by July 27, 2020. The property is located at 70 Oxford Drive, San Rafael further identified as Assessor's Parcel 180-261-10. The applicant's name and contact information is provided below.

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The applicant requests Design Review and Tree Removal approval to construct a new, 9,945 square foot single family residence and the following detached accessory structures: a 3,056 square foot garage, a 1,376 square foot barn and a 1,461 care-takers cottage on a vacant lot in San Rafael. The 15,298 square feet of proposed development would result in a floor area ratio of 1.3-percent on the 27.8-acre lot. Proposed maximum heights above surrounding grade for the structures include: 39.7 feet (main residence), 23 feet (garage), 29 feet (barn) and 25.5 feet (care-takers cottage). The residence, garage and barn would all maintain large setbacks to the nearest property lines (ranging from 87 feet for the barn and 237 feet for the main residence). The care-takers unit would be sited on the northern portion of the property, approximately 130 feet from the nearest property line. Access to the proposed development would be provided by two, new driveways extending from Oxford Drive (primary access) and Leona Drive (secondary access). Other proposed work includes the construction of a swimming pool, entry gate, 120 square foot mail house and trash enclosure, 120 square foot writer's cabin, and various landscape and hardscape improvements. The project would result in the removal of 45 trees that are regulated under Marin County Development Code Section 22.130.030; the applicant proposes to replant portions of the site pursuant to a tree replacement plan.

In addition to the improvements described above, the applicant proposes a voluntary deed restriction on a 1.34-acre portion of the site for archaeological and historical purposes, and a voluntary deed restriction on a 16.40-acre portion of the site for conservation and agricultural purposes.

Design Review approval is required because the project proposes residential construction that would exceed 3,500 square feet in floor area and/or exceeds a height of 30 feet in a conventional zoning district (Marin County Development Code Section 22.42.020(B)). A Tree Removal Permit is required to allow the removal of proposed and/or heritage trees on the property pursuant to Marin County Development Code Section 22.62.020.

Zoning: A-2:B-2 (Limited, agricultural and residential, 10,000 square foot minimum lot size)
Countywide Plan Designation: SF5 (Single family residential, 2-4 units/acre)
Community Plan: Santa Venetia Community Plan Area

For more information about the Outnumbered Design Review and Tree Removal Permit, please visit the Planning Division's website at:

https://www.marincounty.org/depts/cd/divisions/planning/projects/north-san-rafael/outnumbered2-llc_dr_tr_p2085_sr

(or by searching for "Outnumbered 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) 473-3615 or mlevenson@marincounty.org if you have any questions. Thank you.

Michelle Levenson
Senior Planner