



PLANNING DIVISION TRANSMITTAL

TO: Department of Public Works (DPW), Land Development Division

FROM: Michelle Levenson, Senior Planner

DATE: January 28, 2022

RE: Presbytery of the Redwoods Conditional Use Permit
10 Bayview Drive, San Rafael
Assessor's Parcel 186-132-26
Project ID P3477

APPLICANT: Old Firehouse School
984 Moraga Road, Lafayette

CONTACT: Dorothy Stewart,
(925) 708-4253
Email: ofslafayette@gmail.com

DECISIONMAKER FOR THIS APPLICATION: Deputy Zoning Administrator

PROJECT SUMMARY

The applicant requests Conditional Use Permit approval to operate a childcare center in an existing building (St. Luke's Presbyterian Church), on a developed site in San Rafael. The proposed childcare center would accommodate 60 children, ranging in age from 2 to 5 years old. A total of 8 staff members would be present at peak operating hours. The center would be open from 8:00 am until 5:30 pm, Monday through Friday. Up to 15 special events consisting of presentations for center families are proposed per year occurring from 5:00 pm to 5:30 pm on weekdays. No exterior improvements are proposed with the project.

Conditional Use Permit approval is required because the project involves a use that is subject to Conditional Use Permit approval, pursuant to Table 2-3 and Section 22.32.050 of the Marin County Development Code.

Zoning: R1-B4 (Residential)
Countywide Plan Designation: SF3 (Single family, residential)

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.

AGENCY RESPONSE

In your response to this transmittal, 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. In some cases, we may incorporate your agency's discretionary requirements into conditions of approval. Please note that conditions of approval for discretionary planning permits may be overturned on appeal to the Planning Commission or Board of Supervisors. We will send you a copy of the final decision if the project is approved.

If you wish to recommend that the application be deemed incomplete, you must provide your request for additional information by **February 9, 2022**. Otherwise, please provide your comments on the merits of this application by **February 28, 2022**.

Please contact me at (415) 473-3615 or mlevenson@marincounty.org if you have any questions. Thank you.