



Wright Appeal of the Rushworth Design Review

**Vacant lot on Pt. San Pedro Road, San Rafael
Assessor's Parcel: 186-141-03**



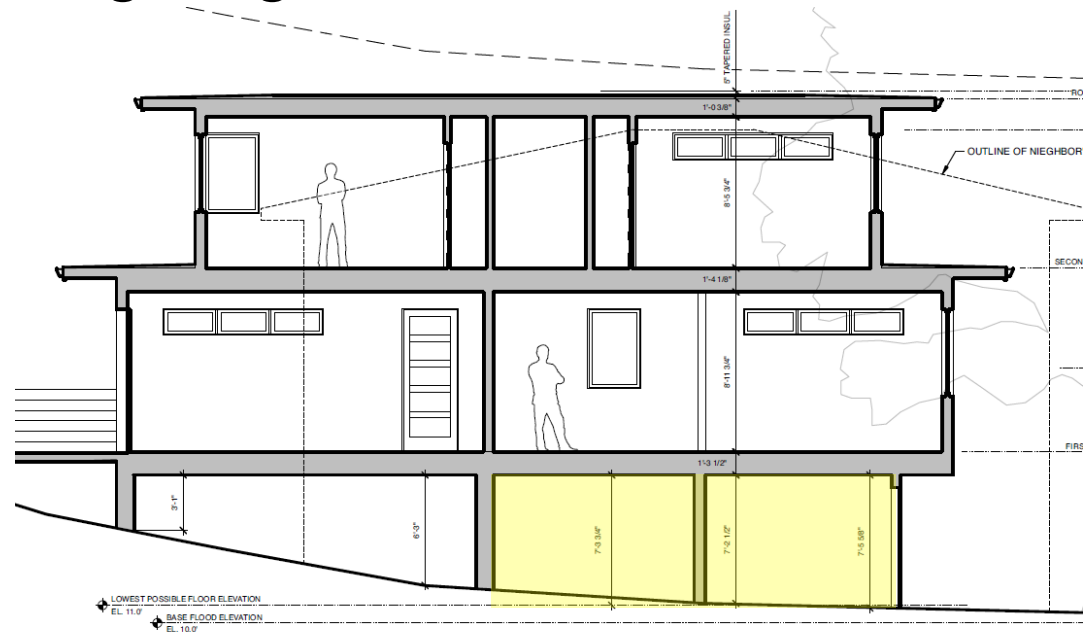
Aerial/Vicinity Map





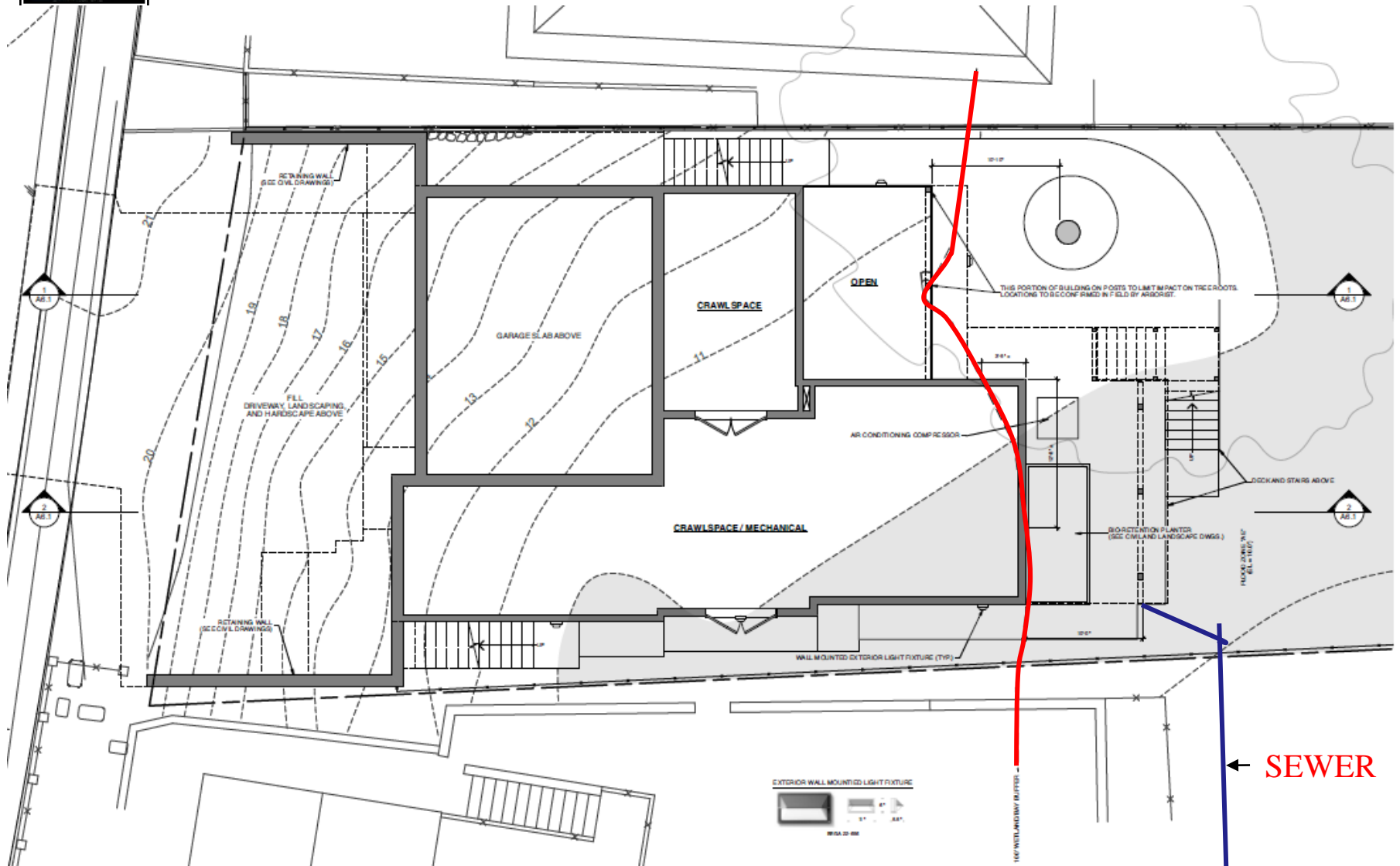
Project Description

- Detached single-family residence
 - An approximately 2,511 sq. ft. habitable space
 - 808 sq. ft. understory;
 - 535 sq. ft. attached garage





Encroachment to WCA





Background Information

- May 20, 2021, application submitted
 - The Department of Public Works (DPW),
 - the San Rafael Sanitation District,
 - the Bay Conservation and Development Commission (BCDC),
 - Marin Municipal Water District,
- March 22, 2022
 - Approval decision issued
- March 31, 2022
 - Appeal petitioned filed
- June 13, 2022
 - Planning Commission action





Appeal Points

- The appellant asserts that the Planning Commission erroneously applied a Floor Area Ratio (FAR) that does not apply to the Residential Single-Family Planned district.
- Response:
 - At 3,854 square feet of development;
 - Forty-eight percent floor area ratio (FAR);
 - Incompatible the surrounding residences due to the size, bulk, mass, building footprint;



Appeal Points

- The appellant asserts that the Planning Commission erroneously applied a side yard setback requirement that does not apply to the Residential Single-Family Planned district.
- Response:
 - Development subject to discretionary Design Review process;



Appeal Points

- The appellant asserts that the Planning Commission erred in rejecting minor encroachment into the wetlands buffer zone.
- Response:
 - Planning Commission accepted the Biological Site Assessments;
 - Planning Commission encroachment to WSA buffer zone.



Appeal Points

- The appellant asserts that the Planning Commission unreasonably rejected the opinion of an expert arborist.
- Response:
 - The Planning Commission accepted the arborist report and recommendations



Conclusion

- Uphold the Planning Commission's decision