

NOTICE OF MARIN COUNTY BOARD OF SUPERVISORS HEARING
Rushworth Design Review
Project ID P3173

NOTICE IS HEREBY GIVEN that the Marin County Board of Supervisors will consider issuing a decision on the Wright Appeal of the Rushworth Design Review during a public hearing scheduled on Tuesday, September 13, 2022. The applicant for the project is John Wright, and the property is located Vacant lot on Point San Pedro Road, San Rafael, and is further identified as Assessor's Parcel 186-141-03.

The applicant, John Wright, has appealed Planning Commission's decision to deny the Rushworth Design Review project to construct a new 2,511 square-foot single-family residence with an enclosed 808 square-foot understory and an attached 535 square-foot garage on a vacant lot in South San Rafael. The 3,854 square feet of approved development shall result in a floor area ratio of 48 percent on the 6,959 square foot lot. The approved building shall reach a maximum height of 29 feet, ten $\frac{3}{4}$ inches feet above surrounding grade and the exterior walls shall have the following setbacks: 15 feet from the northwestern front property line; five feet from the northeastern side property line; five feet, three inches from the southwestern side property lines; and 64 feet, seven inches from the southeast rear property line. Various site improvements would also be entailed in the proposed development, including a driveway, new landscaping and various general site improvements to accommodate the proposed project.

Design Review approval is required because the project involves the construction of a new structure in a planned development district, under Marin County Code Section 22.42.020(A).

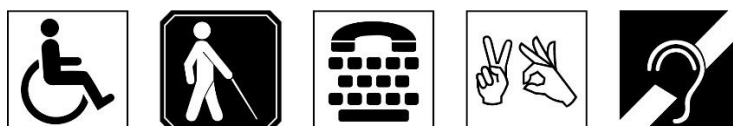
For more information about the application, please visit the Planning Division's project webpage at: https://www.marincounty.org/depts/cd/divisions/planning/projects/south-san-rafael/rushworth_dr_p3173_sr. Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates. Hard copies of all the application materials, including project plans and any technical reports, are available at the Planning Division's public service counter, which is normally open from 8 AM until 4 PM, Mondays through Thursdays. For more information about the Board of Supervisors hearing, please visit the Board of Supervisors hearings webpage at: <http://www.marincounty.org/depts/bs/meeting-archive>.

The Board of Supervisors hearing on the project will be held in the Marin County Hearing Chambers (Rooms 228/330, Administration Building), Civic Center, San Rafael, California, where anyone interested in this matter may appear and be heard. The time of the hearing will be indicated on the hearing agenda posted on the Board of Supervisors hearing webpage on the Thursday before the hearing. A staff report will be available on the project webpage on Friday, September 9, 2022.

If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Agency, Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

August 9, 2022

Immanuel Bereket
Senior Planner



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at disabilityaccess@marincounty.org at least four workdays in advance of the event. Copies of documents are available in alternative formats, upon request.