



May 28, 2021

***Sent via email only***

John and Teresa Rushworth Trust  
Attn: John Rushworth  
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**RE:** Rushworth Design Review  
Vacant lot on Point San Pedro Road, San Rafael  
Assessor's Parcel 186-141-03  
Project ID P3173

Dear Applicants:

Thank you for submitting your application on May 20, 2021. Your project has been assigned to me for review and analysis. Based on my initial review of the information you submitted, my understanding of your proposal is summarized below.

You are requesting a Design Review approval to construct a 2,511 square-foot single-family residence with an enclosed 805 square-foot understory and an attached 535 square-foot garage on a vacant lot in south San Rafael. The proposed development would result in a building area of 3,046 square feet, a floor area of 3,319 square feet, and a floor area ratio (FAR) of 49 percent on the 6,750 square-foot lot. The proposed building would reach a maximum height of 29 feet, 10 <sup>3</sup>/<sub>4</sub> inches above surrounding grade, and the exterior walls would have the following setbacks: 15 feet from the northern front property line; five feet from the western and eastern side property lines; and 64 feet, seven inches from the southern rear property line. Various site improvements would also be entailed in the proposed development, including a

driveway, new landscaping various general site improvements to accommodate the proposed project.

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

If this project description is incorrect, please let me know as soon as possible.

My review of your proposal will involve a series of steps. The first step will be to determine whether your application is complete. I will be reviewing the plans and other information you provided and going over County records for your property. I will send you a public notice to post on your property so that the neighbors can be aware of your project and contact me with questions or comments. You may only remove this notice once we have issued a decision and the appeal period has ended.

If you have not already done so, I recommend that you contact any public agencies that may have requirements for your project as soon as possible. Special districts, such as your local sanitary and water districts, may have permit or fee requirements. Your local fire protection district may have requirements for vegetation management, fire sprinklers, or other issues you will need to address. Marin County's Department of Public Works often has requirements for access and parking, grading and drainage, utilities, and other site improvements that you should plan to address in your project. If you anticipate these agencies will require substantial modifications to the exterior aspects of your project, you are responsible for modifying the proposal you have submitted to the Planning Division accordingly.

I will determine if your application is complete within 30 days of the date it was submitted. If your application is not complete, I will send you a list of required information for you to submit before your application can be deemed complete. You will have 30 days to submit all the requested information before your application will expire. If you would like additional time to submit these incompleteness items, you may request an extension of time to resubmit information. For most projects, we will grant time extensions up to a maximum of three months before the application expires.

I will send you a letter letting you know when your application has been deemed complete. In this letter, I will also let you know what my review indicates about your project's compliance with the California Environmental Quality Act (CEQA). Most projects are exempt from CEQA, but some projects may require environmental review to determine whether they would result in environmental impacts. If your project requires environmental review, I will contact you with more information about the process. If your project is exempt from CEQA, I will begin assessing the merits of your project.

In reviewing the merits of your project, I will evaluate whether your proposal conforms to the County's various land use and development policies and regulations. For some types of applications, a public notice will be distributed before a decision on your application can be issued. Also, certain applications require a public hearing. Provided

your application is exempt from CEQA, State law mandates that we issue a decision on your project within three months of the date you submit a complete application. However, we usually issue decisions well before the State mandated deadline. Any decision on your application can be referred or appealed to the Planning Commission and subsequently to the Board of Supervisors.

Do not hesitate to call me at (415) 473-2755 or contact me via email at [ibereket@marincoubnty.org](mailto:ibereket@marincoubnty.org) as questions arise regarding your application or the development review process. Voicemail messages will be returned before the end of the next business day. I will make every effort to process your application as quickly as possible.

I look forward to working with you on this application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Immanuel Bereket', with a long horizontal flourish extending to the right.

Immanuel Bereket  
Senior Planner