



NOTICE OF MARIN COUNTY PLANNING COMMISSION HEARING
Marmor Appeal of Rushworth Design Review Approval
Project ID P3173

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

Neighbors to the Rushworth Design Review project have appealed the Planning's decision to approve the Rushworth Design Review 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 ¾ 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.

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.

In compliance with local and state shelter-in-place orders, and as allowed by Governor Newsom's Executive Order N-29-20, the Planning Commission will not be providing a location for the public to attend the hearing in person. Members of the public may attend and participate in this Planning Commission hearing online, using Zoom. To participate in a Planning Commission hearing please visit the Planning Commission hearings webpage at: <https://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/planning-commission-hearings-page> and follow the instructions provided.

The time of the hearing will be indicated on the hearing agenda posted on the Planning Commission hearing webpage one week before the hearing. A staff report will be available on the project webpage and the Planning Commission hearing webpage on Monday, June 6, 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).)

May 23, 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 work days in advance of the event. Copies of documents are available in alternative formats, upon request.