



PUBLIC NOTICE
Rushworth Design Review
Project ID P3173

NOTICE IS HEREBY GIVEN that the Marin County Planning Division will issue a decision on the **Rushworth Design Review** between November 15 and December 18, 2021. The applicant for the project is John wright, on behalf of property owners, and the property is located on vacant lot on Point San Pedro road, San Rafael, further identified as Assessor's Parcel 186-141-03.

The applicant requests Design Review approval to construct a 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 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 ³/₄ 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).

For more information about the **Rushworth Design Review**, please visit the Planning Division's website at: https://www.marincounty.org/depts/cd/divisions/planning/projects/south-san-rafael/rushworth_dr_p3173_sr (or by searching for "**Rushworth Design Review**"). 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 of 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.

November 1, 2021

Immanuel Bereket
Senior Planner