



NOTICE AND REFERRAL OF PLANNING APPLICATION
Sasan Site Plan Review
Project ID P2522

The Marin County Planning Division is requesting that organizations and individuals interested in the Sasan Site Plan Review provide us with written comments on the project by December 6, 2019. The applicant for the project is Casey Clement, and the property is located on a vacant property, historically referred to as 187 Sacramento Avenue, further identified as Assessor's Parcels 177-172-10 and -20.

The applicants request Site Plan Review approval to construct a new residence on a vacant lot in San Anselmo. The development would result in a lot coverage of 16.5 percent on the 73,883 square foot lot. The proposed building footprint would have the following setbacks: 154 feet, 2 inches from the southern front property line (30 feet, 11 inches from the Sacramento Avenue right-of-way); 10 feet from the eastern side property line; 160 feet, 9 inches from the western side property line (27 feet from the Sacramento Avenue right-of-way); 84 feet, 4 inches from the northern rear property line.

The project entails an approximately 130-foot extension of Sacramento Avenue that will transition to an approximately 185-foot driveway, which includes a fire truck turn around to access the residence.

Grading includes 2,063 cubic yards of excavation, 379 cubic yards of fill, and 1,684 cubic yards of offhaul to accommodate development of the roadway extension, driveway, and residence. Associated site improvements include retaining walls that range in heights up to 8 feet.

Drainage will be collected and directed downhill to level spreaders, erosion control devices designed to reduce water pollution by reducing the impact of stormwater surface runoff. No landscaping is proposed, and all trees are proposed to remain.

For more information about the Sasan Site Plan Review, please visit the Planning Division's website at: https://www.marincounty.org/depts/cd/divisions/planning/projects/sleepy-hollow/sasan_spr_p2522_fx (or by searching for "Sasan Site Plan 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 15, 2019

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Planner