



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Sasan Site Plan Review
Project ID P3073

March 16, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Sasan Site Plan Review provide us with written comments on the project by March 30, 2021. The property is located on a vacant lot, further identified as Assessor's Parcels (177-172-10 and -20). The applicant's name and contact information is provided below.

Casey Clement
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415.302.8965

The applicant requests 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 16.7 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; 161 feet, 10 inches from the western side property line (27 feet, 11.5 inches from the Sacramento Avenue right-of-way); 89 feet, 1.5 inches from the northern rear property line.

The project entails an approximately 136-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. Included in the driveway design is a staircase that would allow for public access across the undeveloped right of way that bisects the property. Grading includes 1,248 cubic yards of excavation, 1,104 cubic yards of fill, and 114 cubic yards of import to accommodate development of the roadway extension, driveway, and residence.

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. All trees are proposed to remain, and plantings are proposed at the base of the fire truck turnaround retaining wall.

Site Plan Review approval is required because the project entails development on a lot accessed by a paper street pursuant to Section 22.52.020.D of the Marin County Code.

Zoning: R1:B2 (Residential, Single Family, 10,000 square feet minimum lot size).
Countywide Plan Designation: SF5 (Single Family Residential, 2-4 lots per acre)
Community Plan (if applicable): N/A

For more information on this application, please visit the Planning Division's website at: <http://www.marincounty.org/depts/cd/divisions/planning/projects> (an search under the Sleepy Hollow Geographical Area). 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 your response to this referral, please provide the following information:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency's standards, please list the information that you will need to make this determination.
3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency's standards.
4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

In your response, please indicate whether you would like to impose requirements on the project. We will forward your comments to the applicants/owners so they are aware of your agency's requirements.

Please contact me at (415) 473.7173 or kkilgariff@marincounty.org if you have any questions. Thank you.

Kathleen Kilgariff
Planner