



**NOTICE AND REFERRAL OF PLANNING APPLICATION**  
**Sasan Site Plan Review**  
Project ID P3073

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 May 21, 2021. The applicant for the project is Casey Clement, and the project is located on a vacant lot, further identified as Assessor's Parcels (177-172-10 and -20).

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 21.6 percent on the 56,163 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.

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\\_p3073\\_fx](https://www.marincounty.org/depts/cd/divisions/planning/projects/sleepy-hollow/sasan_spr_p3073_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.

April 29, 2021

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