

March 9th, 2021

Sent via USPS and Email

Attn: Kathleen Kilgariff
Community Development Department
County of Marin
3501 Civic Center Drive
San Rafael, CA 94903

RE: WRITTEN STATEMENT
187 Sacramento Avenue - Site Plan Review Application for Single Family Home

Dear Ms. Kilgariff,

The first development application for 187 Sacramento Avenue was presented to the County in April of 2014. The application requested Design Review approval for two single family homes, and at the recommendation of County Staff the plan also proposed to relocate the paper street to a more reasonable location on the site that would minimize grading and retaining wall height.

In the seven years since that first application, there have been four total applications submitted to your department, two neighborhood meetings, three Planning Commission Hearings, and even one Board of Supervisors Hearing. Though Planning Staff has approved all three previous applications, the neighbors have appealed and overturned Staff approval three times.

In the last application's appeal, the Planning Commission found that 'it was unclear that the development would not encroach into the Stream Conservation Area (SCA).' Thus, following the Planning Commission's decision, licensed surveyor BKF conducted additional surveying in order to more clearly define the location of the top of bank at the blue line creeks. Also, First Carbon Solutions (FCS) conducted a Peer Review (of a previously submitted report prepared by LSA) which incorporated this updated topo. FCS's Peer Review correctly interprets local code as it relates to Stream Conservation Setbacks, and determines that a 50' development setback on each side of Top of Bank (TOB) shall be maintained.

The site plan of the proposed home has been adjusted to respect the 50' setback from TOB as shown in the Biological Constraints Map. Thus, we are submitting this revised application which successfully addresses the primary concern raised at the last Planning Commission Hearing, in the hopes of gaining approval to build one single family home at this site.

As you know, the project has been scrutinized and whittled down over the years, and new constraints have been added over time to an already constrained site. Below is a list of the site and design constraints, and how our team of qualified local architects and engineers have successfully addressed each item:

1. Paper Street

There is an existing paper street that traverses the site, and the vast majority of neighbors communicated in no uncertain terms that they would not accept the relocation of this paper street to a more reasonable location on the site in order to minimize grading. Thus, in this plan no development is planned in the paper street except for an access road and turn-around- the exact purpose for which paper streets are intended.

2. Pedestrian Access

In order to maintain pedestrian access across the site we have included pedestrian stairs that will be well-marked with signs for public access.

3. Stream Conservation Area

First Carbon Solutions conducted a Peer Review of a previously submitted report prepared by LSA. This Peer Review correctly interprets local code as it relates to Stream Conservation Setbacks, and determines that a 50' development setback on each side of Top of Bank (TOB) shall be maintained. In order to ensure that the report reflects existing conditions, BKF conducted additional surveying along the blue line streams to determine the exact location of TOB. That BKF Topo and the updated Constraints Map prepared by LSA are included in this application. The site plan of the proposed home has been adjusted to respect the 50' setback from TOB as shown in the Biological Constraints Map.

4. Protected Trees

Note that unlike some previous applications, this application does not propose to remove any protected trees. In fact, the new BKF topo includes additional surveying data to determine the exact location of the canopy/dripline of existing trees, and the site plan of the proposed home was modified to stay outside of these drip lines.

5. Retaining Walls

Civil Engineer Glenn Dearth took great care to redesign the access road and fire truck turn around to ensure that there are no proposed retaining walls greater than 6' in height. This is a great improvement over some previous applications which proposed retaining walls in excess of 10'. In addition, per a Planning condition included in the approval of the previous project, three (3) 24" planter boxes have been included along the end of the fire truck turn around to screen the proposed 6' retaining wall, effectively reducing its perceived height.

6. Guest Parking

The guest parking space next to the fire truck turn around has been removed per the condition of approval by Marin Fire included in Staff approval of the previous application.

We have taken great care in the design of this site plan, and have updated the topo and biological constraints map to accurately reflect the most current site conditions. We are hopeful that this fourth attempt will be acceptable to County Planning Staff once again.

Sincerely,



Casey Clement

Development Manager