



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Smith Vesting Tentative Map
Project ID P2800

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Smith Vesting Tentative Map provide us with written comments on the project by May 18, 2020. The applicant for the project is Robin Smith, and the property is located at 425 Reed Street, Mill Valley, further identified as Assessor's Parcel 048-101-23.

The applicant requests a Vesting Tentative Map approval to divide a developed, 2.89-acre (125,900-square-foot, with a net area of 103,500) parcel into two separate parcels consisting of the following: Parcel 1 – 38,760 square feet (0.89 acre) and net area of 36,680 square feet (0.84 acre) parcel; and Parcel 2 – 86,120 square feet (1.98 acre) and net area of 55,960 square feet (1.28 acre) parcel as shown on the proposed Vesting Tentative Map. The average slope for proposed Parcel 1 would be 18.3-percent; the average slope for proposed Parcel 2 would be 41.6-percent.

Pursuant to Section 22.80.030, the subdivision of an existing parcel into two or more proposed parcels requires a Tentative Map for the proposed subdivision.

Zoning: R-1 (Residential, Single-family, Planned, 7,500 sq. ft. minimum)
Countywide Plan Designation: SF6 (Single Family, 4 to 7 unit per acre)
Community Plan (if applicable): Tamalpais Valley Plan Area

For more information about the Smith Vesting Tentative Map, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> (or by searching for "Smith Land Division"). Project plans, technical reports, 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