



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Sorokin/487 Sonoma Avenue Lot Line Adjustment
P3239

July 26, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Sorokin/487 Sonoma Avenue Lot Line Adjustment provide us with written comments on the project by (August 9, 2021). The applicant for the project is Michael Folk, and the properties are located at 404 San Francisco Boulevard and 60 Sacramento Avenue, San Anselmo, further identified as Assessor's Parcel 177-203-04, -07 and -09, and 177-220-41.

Project Description:

The applicant requests Lot Line Adjustment approval to adjust the lot lines between three contiguous legal lots of record as described below:

Assessor's Parcel Number	Street Address	Existing Area	Proposed Area
177-203-04	404 San Francisco Boulevard	32,283 sf	32,305 sf
177-203-07 and 177-220-41	No address	13,582 sf	34,414 sf
177-203-09	60 Sacramento Avenue	28,363 sf	7,509 sf

Pursuant to Section 22.90 .020 of the Marin County Development Code, Lot Line Adjustment approval is required because the project involves adjusting lot lines between adjacent parcels where land is taken from one parcel and added to an adjacent parcel without creating more parcels than originally existed.

Zoning: R1 (Residential, single family, 7,500-square-foot minimum lot area)
Countywide Plan Designation: SF6 (Single family, 4-7 units per acre)

For more information about the Sorokin/487 Sonoma Avenue Lot Line Adjustment, please visit the Planning Division's website and search "Sorokin/487 Sonoma Avenue Lot Line Adjustment" 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) 473-2755 or ibereket@marincounty.org if you have any questions. Thank you.

Immanuel Bereket
Senior Planner