TO: Department of Public Works (DPW), Land Development Division
FROM: Joshua Bertain, Assistant Planner
DATE: April 12, 2022
RE: Tamwood Holdings, LLC Design Review
     235 Poplar Dr., Kentfield
     Assessor’s Parcel 071-051-04
     Project ID P3565

APPLICANT: Lone Cypress Consulting, LLC
           erik@lonecypressconsulting.com

CONTACT: Brodie Construction Management
          (925) 640-1525
          jack@brodiecm.com

DECISIONMAKER FOR THIS APPLICATION: Agency Director (Administrative)

PROJECT SUMMARY

The applicant requests Design Review approval to construct a 100 square foot detached accessory structure in the rear yard of a property developed with an existing residence in an unincorporated area of Kentfield. The existing floor area ratio of 19 percent on the 14,375 square foot lot would remain unchanged because the proposed structure is exempt from the floor area calculation. The proposed structure would reach a maximum height of 10 feet above the surrounding grade and the exterior walls would have the following setbacks: more than 100 feet from the northern front property line; more than 100 feet from the eastern side property line; 5 feet from the western side property line; and 8 feet, 7 inches from the southern rear property line. Various site improvements would also be entailed in the proposed development, including a new gate, fencing, pavers, and landscaping.

Design Review approval is required pursuant to Section 22.42.020.B because the project proposes locating a detached accessory within a required setback.

Zoning: RR-B2 (Residential Restricted)
Countywide Plan Designation: SF5 (Low Density Residential)
Community Plan (if applicable): Kentfield/Greenbrae

For more information on this application, please visit the Planning Division’s website at: http://www.marincounty.org/depts/cd/divisions/planning/projects. 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.
AGENCY RESPONSE

In your response to this transmittal, 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. In some cases, we may incorporate your agency’s discretionary requirements into conditions of approval. Please note that conditions of approval for discretionary planning permits may be overturned on appeal to the Planning Commission or Board of Supervisors. We will send you a copy of the final decision if the project is approved.

If you wish to recommend that the application be deemed incomplete, you must provide your request for additional information by April 25, 2022. Otherwise, please provide your comments on the merits of this application by May 12, 2022.

Please contact me at (415) 473-3171 or jibertain@marincounty.org if you have any questions. Thank you.