



INTERAGENCY REFERRAL OF PLANNING APPLICATION
TANG DESIGN REVIEW
Project ID P3085

March 25, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Tang Design Review to provide us with written comments on the project by **Friday, April 9, 2021**. The applicant for the project is Andrew Tang, and the property is located at 33 Rancheria Road, Kentfield, further identified as Assessor's Parcel 075-052-51.

The applicant requests Design Review approval to demolish the existing pool and assessor structures (deck and shed), and construct an inground swimming pool and an approximately 1,200-square foot pool house with an attached guest room on a developed lot located in the community of Kentfield. The 1,200 square feet of development, in combination with the existing 3,394 floor area, would result in would result in a floor area ratio of 18.1% on the 25,309 square foot lot. The proposed addition would reach a maximum height of 16 feet two inches feet above surrounding grade and the exterior walls would have the following setbacks: 15 feet six inches from the southern side property line; 29 feet four inches from the eastern rear property line; and over than 85 feet from all other property lines. Other site improvements entailed in the proposed development include at grade walkway, a landscaping and other general site improvements.

Design Review approval is required pursuant to Marin County Code Section 22.42.020(A) because the proposed project would occur on a site located in a Planned District.

DECISIONMAKER FOR THIS APPLICATION: Agency Director

Zoning: RSP-0.2 (Residential, Single-family, Planned, density of 1 unit per 5- acres)
Countywide Plan Designation: SF3 (Residential, Single-family, 1 unit per 1 acre)
Community Plan: Kent Woodlands

PROPERTY OWNER: Andrew and Laura Tang
33 Rancheria Rd., Kentfield, CA 94904
Phone: (415) 755-3178 | E-Mail: andrew@tang-home.net

APPLICANT: Peter Brockman
25 San Anselmo Ave., San Anselmo, CA 94960
Phone: (415) 300-6653 | E-Mail: peter@brockmandesignstudio.com

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 respond to this transmittal by **Friday, April 9, 2021**.

Please contact me at (415) 473-2755 or ibereket@marincounty.org if you have any questions. Thank you.

Immanuel Bereket
Senior Planner