



MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
ALEX HINDS, DIRECTOR

DESIGN REVIEW CLEARANCE DETERMINATION

October 13, 2006

Margaret Thorp
195 Deer Hollow Road
San Anselmo, CA 94960

RE: Harris Design Review Clearance (DC 07-18)
11 Luzanne Circle, San Anselmo
Assessor's Parcel 176-062-03

Dear Ms. Thorp:

This is to inform you that on October 13, 2006, the Community Development Director determined that the proposed project, as described below, has received Design Review Clearance in accordance with Marin County Code Section 22.42.020(B). Plans submitted for this determination are on file in the Community Development Agency Planning Division identified as "Exhibit A.2", entitled "Landscape Walls," prepared by Thorp & Associates Architects, consisting of two pages, received August 28, 2006, and a color sample sheet identified as "Exhibit B.1", prepared by Thorp & Associates Architects, consisting of one page, received September 28, 2006.

PROJECT DESCRIPTION:

The project consists of site improvements to an existing 29,010 square foot residentially developed property in Sleepy Hollow that includes the construction of landscape retaining walls, a new stairway on the eastern side of the property, a stucco finish concrete wall, and a deer fence. The new retaining walls will have a maximum height of 8 feet above grade and be located in the eastern rear yard of the property. The approximately 67-foot stucco finish wall located on the eastern property line starting at the existing retaining wall, will have a maximum height of 6 feet above the neighboring properties grade, and will be constructed of concrete with a brown (Benjamin Moore HC-73 "Plymouth Brown" or similar) stucco finish. The approximately 100-foot deer fencing, located along the eastern side property line will have a maximum height of 6 feet above grade, and start at the end of the new stucco finished fence at approximately the 130-foot elevation mark. The project is subject to Design Review because the retaining walls exceed 6 feet.

Zoning for the subject parcel is R-1:B-D (Single-Family, Residential, Sleepy Hollow Community).

FINDINGS FOR DESIGN REVIEW CLEARANCE (SECTION 22.82.030(4) OF MARIN COUNTY CODE):

The proposed work is minor and incidental to the existing single-family residential use on the property and within the intent and objectives for Design Review, based on the following findings:

1. The proposed project does not impact views and would be adequately screened by existing landscaping.
2. The proposed project is consistent with the principally permitted residential use authorized by the governing R-1:B-D zoning district and is incidental to the single-family residential use of the subject property.
3. The proposed project is consistent with respect to style, building materials, and colors with other development in the surrounding community.
4. The proposed improvements would maintain adequate setbacks from all property lines.
5. The project is consistent with the intent of Chapter 22.82 (Design Review) of the Marin County Code.

This Clearance determination is only valid for the above-described project. Plans submitted for a Building Permit shall substantially conform to the approved plans submitted with your application, identified as "Exhibit A.2" and color sample identified as "Exhibit B.1", on file with the Marin County Community Development Agency. A Building Permit for the approved work must be secured before October 13, 2008, or all rights granted in this approval shall lapse.

RIGHT TO APPEAL:

If you disagree with the decision regarding this Design Review Exemption, you may appeal it to the Planning Commission. A Petition for appeal and a \$545.00 filing fee must be submitted in the Community Development Agency, Room 308, Civic Center, San Rafael, no later than 4:00 p.m., October 27, 2006.

Sincerely,



Inge M. Lundegaard
Planner

cc: Tod Carr, Senior Planner
George and Lynette Harris