

COMMUNITY DEVELOPMENT AGENCY

Brian C. Crawford
DIRECTOR

January 30, 2018

Marin County Civic Center
3501 Civic Center Drive
Suite 308
San Rafael, CA 94903
415 473 6269 T
415 473 7880 F
415 473 2255 TTY

Marin County Board of Supervisors
3501 Civic Center Drive
San Rafael, CA 94903

SUBJECT: Narlock appeal of the Planning Commission's approval of the Oswald Design Review
830 Butterfield Road, San Anselmo
APN 177-051-10

Building and Safety
Environmental Health Services
Planning
Environmental Review
Housing
Sustainability
Code Enforcement
GIS
Federal Grants

Dear Board Members,

RECOMMENDATION:

On December 11, 2017, the Marin County Planning Commission approved the Oswald Design Review (5-2) to demolish the existing residence and construct a new 5,632 square foot residence and 1,037 square foot attached garage. On behalf of the Planning Commission, staff recommends the Board deny the appeal filed by Bill Narlock and sustain the Planning Commission's action by adopting the attached resolution approving the project.

www.marincounty.org/cda

SUMMARY:

The 23,300 square foot property is located along the easterly side of Butterfield Road approximately 150 feet north of Fawn Drive in Sleepy Hollow. The surrounding community is developed with single-family residences of varying architectural styles, sizes and one- and two-story heights generally consistent with the development standards for the Sleepy Hollow-specific R1:BD zoning district (25-foot front yard setback, 10-foot side yard setbacks, 30-foot height limit, 15-foot height limit for detached accessory structures, and 30% floor area ratio maximum).

The project is sited in the same location of the existing residence and will comply with all the setback, height and floor area ratio standards prescribed by the R1:BD zoning district. The project incorporates articulated building forms, limited fenestration along the upper floor, and an architectural theme that blends the proposed development into the surrounding built environment while minimizing the visual mass and bulk of the structure.

The Planning Commission conducted a public hearing on September 11, 2017 to consider an appeal of the Community Development Agency's administrative approval of the Oswald Design Review that was filed by the Narlocks, adjacent neighbor to the east of the project site. After considering the appeal and public testimony, the Planning Commission continued the hearing on the project to allow the applicant an opportunity to modify the project design to address concerns related to mass and bulk, and privacy.

On October 18, 2017, the applicant submitted revised plans that included the following modifications: (1) reduced the overall floor area by 802 square feet (resulting in a 5,632 square foot new residence); (2) eliminated the upper (2nd) floor on the northern rear side of the residence; (3) broke up long, linear wall planes on the south side of the residence by pushing portions of the exterior wall away from the property line; (4) stepped back the upper level of the residence on the south side by approximately two feet; (5) reduced and/or eliminated windows along the rear and southern side yard of the residence for privacy; (6) reduced the imported fill material by 800 cubic yards; and (7) provided supplemental landscape screening.

At their December 11, 2017 continued hearing, the Planning Commission determined that the modifications proposed by the applicant brought the project into greater conformance with the Single-Family Residential Design Guidelines with respect to bulk and mass and preservation of privacy, and approved the project.

The appellant continues to assert that the project is out of character with the surrounding community due to its size and height. A response to the appeal is contained in the attached Board of Supervisors Resolution (see Attachment 1).

In staff's opinion, evidence presented in the current appeal is not sufficient to overturn the Planning Commission's decision. The administrative record before your Board supports the conclusion that the Planning Commission made proper findings for approval of the project based on the Countywide Plan, Single Family Residential Design Guidelines and Development Code as well as the California Environmental Quality Act.

REVIEWED BY:

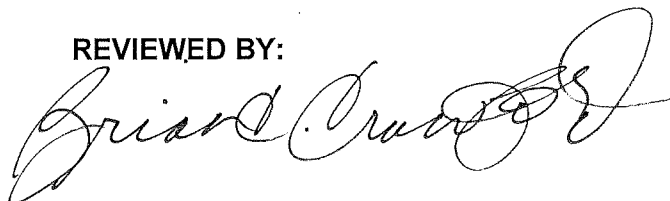
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<input type="checkbox"/> Human Resources	<input checked="" type="checkbox"/> N/A

SIGNATURE:



Evelyn Garcia
Assistant Planner

REVIEWED BY:



Brian C. Crawford
Director

ATTACHMENTS:

1. Recommended Resolution Denying the Narlock Appeal and Conditionally Approving the Oswald Design Review
2. Bill Narlock Petition for Appeal, dated December 14, 2017
3. Project Plans

To conserve paper resources, the staff reports for the prior Planning Commission hearings are available for public review at the Planning Division's offices from 8:00am to 4:00pm, Monday through Thursday, and electronically at:
www.marincounty.org/depts/cd/divisions/planning/projects/sleepy-hollow/oswald_dr_p1602_sa