

COMMUNITY DEVELOPMENT AGENCY

Brian C. Crawford
DIRECTOR

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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: Pratchenko appeal of the Planning Commission's approval of the Wood Design Review and Tree Removal Permit
342 Laurel Avenue, Novato
APN 157-125-37

Building and Safety
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Dear Board Members,

RECOMMENDATION:

On December 11, 2017, the Marin County Planning Commission approved the Wood Design Review and Tree Removal Permit application by a 5-1 vote. The Planning Commission's action has been appealed by John E. Sharp on behalf of Paul and Margie Pratchenko. On behalf of the Planning Commission, staff recommends the Board deny the Pratchenko appeal and sustain the Planning Commission's action by adopting the attached resolution approving the project.

SUMMARY:

The Planning Commission approved the Wood Design Review and Tree Removal Permit application allowing the construction of a new two-story, 29 foot 6 inches tall, 2,268 square foot residence with 480 square foot attached garage on a vacant 10,000 square-foot lot in Black Point Community of Novato.

The property is a through lot with frontage along Laurel Avenue sloping downward approximately 34% in a westerly direction toward Oak Avenue. The south side of the property is bounded by a 25-foot wide paper street (Bayview Street). The slope of the lot is generally uniform with a steep bank along Oak Avenue, and a more gradual gentle slope along Laurel Avenue. The project would take access from Laurel Avenue consistent with adjacent residential development at 332 and 352 Laurel Avenue.

The property is considered an infill lot as the neighborhood is governed by a conventional zoning district, exhibits relatively uniform single-family residential development along both sides of Laurel Avenue, and is largely built out as a historic subdivision. The property is located within the City-Centered Corridor as defined in the Marin Countywide Plan.

On December 11, 2017 the Marin County Planning Commission conditionally approved the project requiring the upper level of the northwest corner of the

residence to maintain a separation of at least 8 feet from the appellant's northerly side property line (excluding garage), and a setback of at least 2 feet from the southerly side property line in an effort to reduce the project's visual presence. For the reasons stated in the attached Resolution, the Planning Commission made proper findings for approval of the project based on the Marin Countywide Plan, Black Point Community Plan and Marin County Development Code. Paul and Margie Pratchenko owners of the neighboring residence to the north at 332 Laurel Avenue appealed the Planning Commission determination to your Board and asserts that there are issues regarding lot legality, drainage, community compatibility, unsupported findings, tree removal and access. Response to these points are also laid out in the attached Resolution (see Attachment 1).

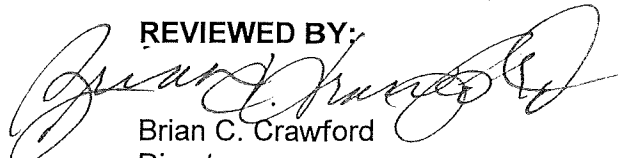
REVIEWED BY:

<input type="checkbox"/> Department of Finance	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> County Counsel	<input type="checkbox"/> N/A
<input type="checkbox"/> Human Resources	<input checked="" type="checkbox"/> N/A

SIGNATURE:


Megan Alton
Planner

REVIEWED BY:


Brian C. Crawford
Director

ATTACHMENTS:

1. Recommended Resolution Denying the Pratchenko Appeal
2. John E. Sharp on behalf of Paul and Margie Pratchenko Petition for Appeal and attachments, dated December 21, 2017
3. James and Lamona Wood supplemental letter
4. Resolution 17-013 from the Planning Commission Hearing on December 11, 2017
5. Project plans, June 29, 2017
6. Modified floor plans and building elevations per Planning Commission's action

In order 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:
https://www.marincounty.org/depts/cd/divisions/planning/projects/black-point/wood_dr_tr_p1638_no