



# COMMUNITY DEVELOPMENT AGENCY

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DIRECTOR

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Marin County Board of Supervisors  
3501 Civic Center Drive  
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**SUBJECT:** Ratification of the Resolution Denying the 187 Sacramento LLC Design Review and Tree Removal Permit  
187 Sacramento Avenue, San Anselmo  
Assessor's Parcels 177-172-20, -10, -18 and -19

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

[www.marincounty.org/cda](http://www.marincounty.org/cda)

Dear Board Members,

On March 13, 2018, your Board voted to partially uphold the Brandon Sullivan et al. Appeal and deny the 187 Sacramento LLC Design Review and Tree Removal Permit. A revised resolution has been prepared to reflect the action taken by the Board of Supervisors at their hearing of March 13, 2018.

The project was a proposal to build an approximately 3,300 square foot single family residence and 640 square foot attached garage on a vacant hillside lot. The Board concluded that the project was not supportable (despite modifications made by the Marin County Planning Commission) because the siting and design of the proposed residence and appurtenant improvements (length of driveway and height of retaining walls) would result in development that is visually obtrusive and would require excessive site disturbance. However, the Board indicated that a future development proposal may be looked more favorably upon if the proposed project was sited and designed to lessen its visual obtrusiveness, including but not limited to reduction of its three-story appearance, use of a design aesthetic more in keeping with the hillside setting that is not modern or angular, and more effective building articulation on both horizontal and vertical planes.

Staff recommends that you ratify the attached resolution denying the 187 Sacramento LLC Design Review and Tree Removal Permit consistent with your action on March 13, 2018.

**SIGNATURE:**

Curtis Havel  
Senior Planner

Brian C. Crawford  
Director

Attachments:

1. Recommended Resolution Denying the Brandon Sullivan et al. Appeal and Approving the 187 Sacramento LLC Design Review and Tree Removal Permit