

March 25, 2024

Kavitha Kumar, Project Planner
City of San Rafael
Planning Division
1400 Fifth Avenue
San Rafael, CA 94901



RE: Dominican Valley Housing
Tentative Subdivision Map Application: APN 015-163003

BAR Project # 2022043

Response to Planning Division Comments

Dear Ms. Kumar,

Please find below responses to the Planning Division Comments dated 01/04/24 made to the Planning Submittal. Our responses are in **bold** directly below each comment. Comment responses and their [numbering](#) are duplicated below from the original letter for ease of review.

- List of Companies that may provide responses below:
 - Owner** – Dominican Valley LLC (Owner)
 - BAR** – BAR Architects & Interiors (Architectural)
 - RHAA** – RHAA Landscape Architecture & Planning (Landscape)
 - OBK** – Oberkamper & Associates Civil Engineers Inc. (Civil)

Planning Division Comments:

1. General Planning Application:

The city requires, as a condition of filing a planning and/or development application, that an applicant agrees to the indemnification language set forth in the City's General Planning Application. You have indicated that you're "signing the Indemnification Provision under protest." Please remove said statement and resign and resubmit the General Planning Application.

Noted.

2. Conceptual Design Review:

- A. Colors & Materials Exhibit. Provide colors and materials exhibits for each unit type included in this formal application.
BAR Response: See new sheet A23.
- B. Site Photos. Provide photos to show the entire site and all adjacent buildings and structures for context. Show the photo vantage points on a key map.
BAR Response: See new sheets G1-G3.

SF
77 Geary Street, Suite 200
San Francisco, CA 94108
415 293 5700

LA
315 W 9th Street, Suite 500
Los Angeles, CA 90015
213 349 0180

bararch.com

3. Major Environmental and Design Review Permit:

- A. Site Plan. The site plan must show the following:
- i. Existing Site Conditions - show all existing easements on the site plan and on all relevant plans.
See attached letter from OBK for Civil response.
 - ii. Adjacent Properties - include primary buildings, accessory structures, and uses on parcels adjacent to the subject property for context.
See attached letter from OBK for Civil response.
- B. Vicinity Map. Mark the surrounding features and prominent public viewpoints and view sheds (if applicable).
See attached letter from OBK for Civil response.
- C. Project Data. Provide all required information per Section 14.12.030 of the Municipal Code on Sheet A1 of the Architecture Plan set. Specifically, provide setbacks from all property lines, proposed lot area, average lot width, proposed maximum building height, and proposed maximum setback height for each proposed lot; and proposed gross square footage for each unit type. This information can be added to the table on Sheet A1.
See attached letter from OBK for Civil response.
BAR Response: Site Plan on sheet A1 shows property lines and setbacks from property lines. Unit types D and F show typical setbacks, which apply to all similar lot conditions. The table on sheet A1 provides all other information requested.
- D. Roof Plan. Provide a roof plan that shows property lines, outline of building footprints, direction and slope of drainage, location of drainage collectors, rooftop structures (i.e., vents, equipment, screening, access), material, ridge elevations, roof levels and slopes for each unit.
For site slope and drainage, see attached letter from OBK for Civil response.
BAR Response: Site Plan on sheet A1 shows Roof Plans for each unit.
- E. Floor Plans.
- i. Provide gross square footage for each unit type on Sheets A2 through A8 of the Architecture Plan set (only net square footage is provided on these sheets), and
BAR Response: Gross square footage calculations added to sheets A2-A8.
 - ii. Provide ALL external dimensions for each floor plan for all unit types. This information is required to verify gross square footage of each unit type.
BAR Response: External dimensions added to sheets A2-A8.
- F. Landscape Plan
- i. Provide information on the soil characteristics of landscaped areas. This can be on a separate sheet in the Landscape Plan set.
See attached letter from RHAA for Landscape response.
 - ii. Provide a table on Sheet L1 of the Landscape Plan set with details of the 33 significant native trees proposed to be removed Per Section IV.A2(2)(a) of the Hillside Design Guidelines.

See attached letter from RHAA for Landscape response.

- iii. Provide a revised drawing in the Landscape Plan set showing replacement trees at the ratio of 3:1 for the proposed removal of significant native trees per Section of the IV.A2(2)(b) of the Hillside Design Guidelines.

See attached letter from RHAA for Landscape response.

- iv. Revise the arborist report to demonstrate the health of all the native trees proposed to be removed.

Arborist report revised.

G. Elevations

- i. Proposed Elevations - include all sides of structure(s) and existing features (windows, doors, decks, etc.) with height and length measurements. Include the height of stepbacks per Section 14.12.030(A) of the Municipal Code.

BAR Response: Due to the number of varying conditions, we've drawn typical elevations and indicated minimum and maximum slope conditions. See revised elevations and sections on sheets A9-A22.

- ii. Proposed Exterior Details – including the location of light fixtures.

BAR Response: For exterior light fixtures, see location callouts on Typical Elevations sheets A9, A11, A13, A15, A17, A19 and A21. Images on sheet A23 indicate general look and feel of details that will be developed at a later time.

- iii. Provide side elevations for unit type A on Sheet A11 of the Architecture Plan set.

BAR Response: All sides of typical unit type A is provided on sheet A9 (previous sheet A11).

H. Sections and Profiles. Provide individual sections for unit types D1 and D2 on Sheet A10 in the Architecture Plan set.

BAR Response: See individual sections added to sheets A16 and A18 (previous sheet A10).

I. Grading Plan. Identify and graphically show areas of cut and fill in a verifiable manner on Sheet C4 of the Civil Plan set.

See attached letter from OBK for Civil response.

J. All objective requirements and standards of the Hillside Design Guidelines for Residential Development Projects (Guidelines) apply to the development of this project. Review the guidelines and demonstrate compliance with the requirements in a separate memo and reference plan sheets where the guidelines have been incorporated.

See attached letter from OBK for Civil response.

K. Provide a grading and erosion control plan consistent with the requirements outlined in Section IV. A3 of the above Guidelines.

See attached letter from OBK for Civil response.

- L. Show building envelopes established for each lot consistent with Section IV. A4 of the above Guidelines.
BAR Response: See building envelopes shown in Elevation and Section on sheets A9-A22. Due to the number of varying conditions, we've drawn typical elevations and indicated minimum and maximum slope conditions.

[4. Density Bonus:](#)

Owner will address comments independent of this response.

[5. Major Subdivision Map \(Tentative Map\):](#)

Owner will address comments independent of this response.

[6. Zoning Amendment \(Rezoning\):](#)

Owner will address comments independent of this response.

[7. General Plan Amendment:](#)

Owner will address comments independent of this response.

End Planning Division Comments

Warm Regards,

Jeff Goodwin
BAR Architects & Interiors

cc: JG & GO, BAR
encl: RHAA Planning Application Comment Response Summary – March 25, 2024
Oberkamper Response to Planning Division Comments - March 25, 2024
path: Z:\2023043 Dominican Valley Housing\6 DRAWING\6.90 Archive\240325 PLANNING RESUBMITTAL\Comment Responses\BAR Working Files\240325 BAR City of San Rafael Responses.docx

Dominican Valley Housing - Planning Application Comment Response Summary

March 25, 2024

Main Office
225 Miller Avenue,
Mill Valley, CA 94941

San Francisco Office
323 Geary Street, #602
San Francisco, CA 94102

rhaa.com
415.383.7900

Please see below for list of changes.

Comment 3.F.i:

Provide information on the soil characteristics of landscaped areas. This can be on a separate sheet in the Landscape Plan set.

RHAA Response:

Soil placement plan has been provided. See sheet L3 Soil Placement Plan.

Comment 3.F.ii:

Provide a table on Sheet L1 of the Landscape Plan set with details of the 33 significant native trees proposed to be removed Per Section IV.A2(2)(a) of the Hillside Design Guidelines.

RHAA Response:

Tree disposition plan has been updated per the arborist report prepared by Larry Costello, March 18, 2024. As indicated in the arborist report and on the tree disposition plan; there are 11 significant native trees to be removed within the project area. They will be replaced by at least 33 trees at the 3:1 replacement ratio. Per section IV.A2(2)(a) of the Hillside Guidelines; a table has been provided with details of the trees to be removed. See sheet L3 Planting Plan for proposed tree locations and quantities.

Comment 3.F.iii:

Provide a revised drawing in the Landscape Plan set showing replacement trees at the ratio of 3:1 for the proposed removal of significant native trees per Section of the IV.A2(2)(b) of the Hillside Design Guidelines .

RHAA Response:

See sheets L2 Landscape Plan and L4 Planting Plan for updated tree locations and quantities. There are 98 trees proposed in the plan which exceeds the 3:1 replacement ratio (33 trees). Trees will be minimum 15 Gallon container size.

OBBERKAMPER & ASSOCIATES

CIVIL ENGINEERS, INC.

7200 REDWOOD BOULEVARD, SUITE 308 • NOVATO, CA 94945 • (415) 897-2800 • FAX (415) 897-2020

March 25, 2024

Kavitha Kumar, Project Planner
City of San Rafael
Planning Division
1400 Fifth Avenue
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Tentative Subdivision Map Application: APN 015-163003
Response to Planning Division Comments**

Dear Ms. Kumar,

Please find below responses to the Planning Division Comments dated 01/04/24 made to the Planning Submittal. Our responses are in red directly below each comment. Comment responses and their numbering are duplicated below from the original letter for ease of review.

Planning Division Comments:

3. Major Environmental and Design Review Permit:

A. Site Plan. The site plan must show the following:

i. Existing Site Conditions - show all existing easements on the site plan and on all relevant plans.

Only one existing easement was evident from the title report, one other easement only affects an adjoining property, and another was created in the 1800's and is impossible to locate. An existing waterline easement is shown on sheets C1.0 to C4.0 and all relevant sheets.

ii. Adjacent Properties - include primary buildings, accessory structures, and uses on parcels adjacent to the subject property for context.

Adjacent properties including primary building and accessory structures are shown on sheet sheets C1.0 to C4.0. and all relevant sheets.

B. Vicinity Map. Mark the surrounding features and prominent public viewpoints and view sheds (if applicable).

Vicinity Map is shown on sheet C1.0.

C. Project Data. Provide all required information per Section 14.12.030 of the Municipal Code on Sheet A1 of the Architecture Plan set. Specifically, provide setbacks from all property lines, proposed lot area, average lot width, proposed maximum building height, and proposed maximum setback height for each proposed lot; and proposed gross square footage for each unit type. This information can be added to the table on Sheet A1.

Lot areas and boundary dimensions are shown on sheet C1.0.

D. Roof Plan. Provide a roof plan that shows property lines, outline of building footprints, direction and slope of drainage, location of drainage collectors, rooftop structures (i.e., vents, equipment, screening, access), material, ridge elevations, roof levels and slopes for each unit.

Street and Area Drainage structures are shown on sheet C6.0.

I. Grading Plan. Identify and graphically show areas of cut and fill in a verifiable manner on Sheet C4 of the Civil Plan set.

Cut and Fill areas are shown on sheet C4.1.

J. All objective requirements and standards of the Hillside Design Guidelines for Residential Development Projects (Guidelines) apply to the development of this project. Review the guidelines and demonstrate compliance with the requirements in a separate memo and reference plan sheets where the guidelines have been incorporated.

All Sheets C1.0 to C7.1 are prepared in compliance with Hillside Design Guidelines for Residential Development Projects

K. Provide a grading and erosion control plan consistent with the requirements outlined in Section IV. A3 of the above Guidelines.

Site Grading plans are shown on sheets C4.0 to C4.5. Site Drainage plan is shown on sheet C6.0.

(Construction erosion control plans will be prepared during the permitting phase of the project.)

Very Truly Yours,

L. E. Oberkamper