



**SAN RAFAEL**  
THE CITY WITH A MISSION

Community Development Department

**Planning Division  
Correction Notice**

**DATE:** December 3, 2024  
**TO:** Will Kelty  
**FROM:** Renee Nickenig, Planning Division  
**SUBJECT:** **[B2306-184]** 380 MARGARITA DR  
New SFD & ADU.

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**Review Status<sup>1</sup>: Denied/Corrections Required**

Planning Division has reviewed the building permit submittal for New SFD & ADU. The following issues need to be resolved before issuance of a building permit for the project:

1. The plans submitted for the building permit differ from those approved under PLAN21-019/ED21-011. Please provide a red-lined plan set or detailed list of changes made.  
**See attached detailed list of changes and revised plans (rev. 3 Jan/15/2025)**
2. Provide a colors and materials board or sheet per Condition No. 13 of the approval for PLAN21-019/ED21-011.  
**See sheet A5.0 of the revised plans for color and materials board.**

Once the above items have been received the project will be reviewed to determine if the modifications are minor or not per Condition No. 1 of the approval for PLAN21-019/ED21-011.

Approval documents for reference:

2023-07-19\_ZA Approved Plans\_PLAN21-019-380  
Margarita Drive.pdf

[2023-07-19ZA Approved PlansPLAN21-019-3.pdf](#)

2023-07-19\_ZA Minutes\_PLAN21-019-380 Margarita  
Drive-Final.pdf

[2023-07-19ZA MinutesPLAN21-019-380 Marg.pdf](#)

If you have questions regarding this memorandum, please feel free to contact me at email at [renee.nickenig@cityofsanrafael.org](mailto:renee.nickenig@cityofsanrafael.org)

All revisions should be submitted directly to the building division.

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Planning Clarifications and Changes:  
Building Permit B2306-184  
380 Margarita Dr., San Rafael, CA  
01/15/2025

Detailed List of Changes and Clarifications associated with plan set Rev delta 3 (01/15/2025):

Sheet A0.2

1. Planning conditions of approval have been added to the sheet

Sheet A1.0

1. Driveway retaining wall finish clarification has been added
2. Note to removal of invasive plant species has been added
3. 5 screening plants have been added

Sheet A2.0

1. Garage Structure
  - a. Change from glass to solid wall noted
  - b. Change from double to single door noted
  - c. Change to add combustion air venting noted
2. Residence
  - a. Changes from glass to solid wall noted
  - b. Pool Area
    - i. Enclosure detail added
    - ii. Deck reduced in size
    - iii. Equipment pad location added

Sheet A2.1 (same as sheet A2.0)

1. Garage Structure
  - a. Change from glass to solid wall noted
  - b. Change from double to single door noted
  - c. Change to add combustion air venting noted
2. Residence
  - a. Changes from glass to solid wall noted
  - b. Pool Area
    - i. Enclosure detail added
    - ii. Deck reduced in size
    - iii. Equipment pad location added

Sheet A5.0

1. Grading in the elevations changed to illustrate the grading on the Civil plans
2. Pool enclosure is illustrated
3. Exterior finishes are called out to match the approved planning finishes
4. Color and material information aligned with the planning approval has been added
5. Anti-reflective glass is noted for the glass walls per the planning approval
6. Mullion finish is called out per the planning approval
7. Maximum height of the pool wall is called out per the planning approval
8. Glass wall articulation has changed (mullions and operation has changed from approval)

9. Where glass walls are changing to solid walls is noted

Sheet A5.1

1. Exterior finishes are called out to match the approved planning finishes
2. Color and material information aligned with the planning approval has been added
3. Anti-reflective glass is noted for the glass walls per the planning approval
4. Mullion finish is called out per the planning approval
5. Maximum height of the pool wall is called out per the planning approval
6. Glass wall articulation has changed (mullions and operation has changed from approval)
7. Entry door change from double to single door is noted
8. Where glass walls are changing to solid walls is noted
9. Combustion air venting louvers have been added

Sheet A7.0

1. Roof plan cleaned up to accurately illustrate
  - a. roof overhangs
  - b. roof slope & drainage has be clarified