

Date December 4th, 2023

Ref. PLAN23-081
Sub -Divider Dominican Valley Subdivision
APPLICANT Dominican Valley LLC
Site address APN 015-163-03

Project Description

The Dominican Valley property is a 20.79 Acre site located in the Dominican / Black Canyon neighborhood of San Rafael. The subject site is bordered northwesterly between the streets of Gold-Hill grade and Deer Park Ave and southerly by Highland Ave and Margarita Drive. The development proposes Subdivision of the site into 50 lots with 50 units of residential housing (+14 Attached Junior ADUs).

The projects 50 lot layout has been designed as a “Clustered development”, specifically Clustering’s of development areas utilizing portions of the site which provide ease of access to the Public Right of Way (R.O.W) street frontages including Magnolia Drive, Deer-Park Ave, Gold-Hill Grade and Margarita Drive. Many of the lots are positioned along these public R.O.W street frontages where connections are available to Public Utilities and vehicular access, the remainder have public utility and vehicular access through private streets.

The designed Clustering of the development focused on avoidance of areas onsite with steep topography which thereby helped retain over +70% of the site as undisturbed natural terrain and avoided development of highly visible Hillside or ridgelines while preserving hillsides as visual backdrop. The significant amount of undisturbed natural terrain also helps minimize removal of natural, vegetation and significant trees.

The development maintains a 25ft top of bank buffer to Sisters Creek meandering along Goldhill grade. The Drainageway onsite which are outside of the development footprint areas shall be piped / culverted and diverted towards Sisters Creek. The proposed private streets have been designed with appropriate width, slope gradient and emergency Vehicle turn outs to ensure meeting Fire Code standards while also providing safe vehicular and pedestrian access to the development.

The 50 residential units (+ 14. Junior ADUs) comprises of the following types of units.

- 27 single-family homes ranging in size from 2612 ft.² - 3215 ft.².
- 17 townhomes ranging in size from 1150 ft.² - 1390 ft.² *(T-Homes with attached junior ADUs)
- 6 Duplex units each 1705 ft.²

The homes have been designed to blend into the surrounding area, with the use of both steps back massing and flat or low-pitched roofs. The architectural design of the home’s exterior reflects a modern California feel with natural materials and muted colors. The building forms and open floor plans create strong connections to the outdoors utilizing large areas of glazing in combination with numerous outdoor patios.

The landscape will utilize a low-water, low-maintenance planting palette of native and climate-appropriate plants, with selected areas for bioretention and stormwater treatment. The plan preserves and protects the open space outside the area of disturbance as much as possible.