

SB-330

PRELIMINARY-APPLICATION

PROPOSED SB-330 DENSITY BONUS PLANS

**SPIRIT LIVING
GROUP
SENIOR
HOUSING**

55 Thomas Drive,
Mill Valley
(AKA 70 N. Knoll Rd)

02.01.2024 SB330 PRELIMINARY APP PLANS

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SHEET:

GENERAL
INFORMATION

A0.0

SLOPE STANDARDS - Waiver Check	
DEVELOPABLE AREA (ACRES)	3.70
DEVELOPABLE AREA (SF)	161,172
MAX LOT COVERAGE PERCENTAGE	10%
MAX LOT COVERAGE AREA	16,117
PROPOSED PROJECT STORIES	3.5
MAX GSF AT ALLOWABLE COVERAGE AND PROPOSED STORIES	56,410
PROPOSED PROJECT AVERAGE UNIT SIZE (Including required Egress and Support Spaces)	1,437
MAXIMUM # OF UNITS AT PROPOSED SIZE ALLOWED BY STANDARD	39
ALLOWABLE DENSITY W/ BONUS (UNITS)	72
# OF PROPOSED UNITS PHYSICALLY PRECLUDED BY STANDARD	33
IS A WAIVER REQUIRED TO BE PROVIDED FOR THIS STANDAD? (IF ALLOWABLE UNITS ARE PRECLUDED BY STANDARD, "YES")	YES
POCKET NEIGHBORHOOD STANDARDS - Waiver Check	
DEVELOPABLE AREA (ACRES)	3.70
DEVELOPABLE AREA (SF)	161,172
MAX LOT COVERAGE PERCENTAGE	10%
MAX LOT COVERAGE AREA	16,117
MAX HEIGHT	18'
MAX STORIES	1.5
MAX COVERAGE AREA (10%)	16,117
MAX GSF AT ALLOWABLE COVERAGE AND STORIES	24,176
PROPOSED PROJECT AVERAGE UNIT SIZE (Including required Egress and Support Spaces)	1,437
MAXIMUM # OF UNITS AT PROPOSED SIZE ALLOWED BY STANDARD	17
ALLOWABLE DENSITY W/ BONUS (UNITS)	72
# OF PROPOSED UNITS PHYSICALLY PRECLUDED BY STANDARD	55
IS A WAIVER REQUIRED TO BE PROVIDED FOR THIS STANDAD? (IF ALLOWABLE UNITS ARE PRECLUDED BY STANDARD, "YES")	YES
POCKET NEIGHBORHOOD BUILDING FORM - Waiver Check	
Per the attached diagram, the allowable 59 units in Pocket Neighborhood Building Form would not fit on the Site and therefore would physically preclude the construction of the allowable units.	
IS A WAIVER REQUIRED TO BE PROVIDED FOR THIS STANDAD? (IF ALLOWABLE UNITS ARE PRECLUDED BY STANDARD, "YES")	YES
TERRACE COURTYARD STANDARDS - Waiver Check	
DEVELOPABLE AREA (ACRES)	3.70
DEVELOPABLE AREA (SF)	161,172
MAX LOT COVERAGE PERCENTAGE	10%
MAX LOT COVERAGE AREA	16,117
MAX HEIGHT	25'
MAX STORIES	2
MAX COVERAGE AREA (10%)	16,117
MAX GSF AT ALLOWABLE COVERAGE AND STORIES	32,234
PROPOSED PROJECT AVERAGE UNIT SIZE (Including required Egress and Support Spaces)	1,437
MAXIMUM # OF UNITS AT PROPOSED SIZE ALLOWED BY STANDARD	22
ALLOWABLE DENSITY W/ BONUS (UNITS)	72
# OF PROPOSED UNITS PHYSICALLY PRECLUDED BY STANDARD	50
IS A WAIVER REQUIRED TO BE PROVIDED FOR THIS STANDAD? (IF ALLOWABLE UNITS ARE PRECLUDED BY STANDARD, "YES")	YES
TERRACE COURTYARD BUILDING FORM STANDARDS - Waiver Check	
The Terrace Courtyard Building Form requirements do not meet CA Building Code Accessibility Access requirements for apartment dwelling units under CBC 1104A.1 and therefore would physically preclude the construction of the allowable units.	
IS A WAIVER REQUIRED TO BE PROVIDED FOR THIS STANDAD? (IF ALLOWABLE UNITS ARE PRECLUDED BY STANDARD, "YES")	YES
T4 CORE NEIGHBORHOOD.MEDIUM STANDARDS	
DEVELOPABLE AREA (ACRES)	3.70
DEVELOPABLE AREA (SF)	161,172
MAX LOT COVERAGE PERCENTAGE	10%
MAX LOT COVERAGE AREA	16,117
MAX STORIES	3.5
MAX GSF AT ALLOWABLE COVERAGE AND PROPOSED STORIES	56,410
PROPOSED PROJECT AVERAGE UNIT SIZE (Including required Egress and Support Spaces)	1,437
MAXIMUM # OF UNITS AT PROPOSED SIZE ALLOWED BY STANDARD	39
ALLOWABLE DENSITY W/ BONUS (UNITS)	72
# OF PROPOSED UNITS PHYSICALLY PRECLUDED BY STANDARD	33
IS A WAIVER REQUIRED TO BE PROVIDED FOR THIS STANDAD? (IF ALLOWABLE UNITS ARE PRECLUDED BY STANDARD, "YES")	YES
BUILDING TYPES: BLOCK-SCALE - ONLY TERRACED COURTYARD ALLOWED, WHICH HAS BEEN DEMONSTRATED MUST BE WAIVED	(WAIVER)

2 PRELIMINARY WAIVER CALCULATIONS

PROJECT DESCRIPTION					
SB330 AND STATE OF CALIFORNIA DENSITY BONUS APPLICATION FOR A SENIOR CITIZEN HOUSING DEVELOPMENT (RESIDENTIAL CARE FACILITY FOR THE ELDERLY) WITH 72 TOTAL UNITS INCLUDING 71 DWELLING UNITS AND 1 GROUP LIVING FACILITY WITH 46 MEMORY CARE BEDROOMS WITH NO KITCHENS. PROJECT INCLUDES BASEMENT PARKING AND ONE ACCESSORY STRUCTION FOR A 2,000 SF HORSE BARN.					
ZONING INFORMATION					
ZONING	RMP 0.2 (RESIDENTIAL, MULTIPLE-FAMILY PLANNED DISTRICT)				
OVERLAY ZONE	HOD, ALLOWING FOR 3.7 ACRES AT A DENSITY OF 16 UNITS PER ACRE				
COMMUNITY PLAN	STRAWBERRY				
COUNTY WIDE PLAN DESIGNATION	PR- PLANNED RESIDENTIAL				
MARIN COUNTY FORM BASED CODE	T-4 CORE NEIGHBORHOOD MEDIUM (T4CN-M)				
ALLOWABLE DENSITY					
OVERALL SIZE OF SITE (ACRES)	6.6				
DEVELOPABLE AREA (ACRES)	3.70				
ALLOWABLE UNITS / ACRE	16				
BASE ALLOWABLE UNITS (UNROUNDED)	59.20				
BASE ALLOWABLE UNITS (ROUNDS UP)	60				
DENSITY BONUS FOR SENIOR HOUSING	20%				
ALLOWABLE DENSITY BONUS (ROUNDS UP)	12				
ALLOWABLE DENSITY BONUS PROJECT	72				
PRELIMINARY PROPOSED PROJECT					
DWELLING UNITS WITH KITCHENS	71				
GROUP LIVING UNIT WITH 46 BEDROOMS WITH NO KITCHENS	1				
TOTAL PROJECT UNITS	72				
TOTAL PROPOSED RESIDENTIAL SQUARE FOOTAGE	103,485				
PROPOSED PROJECT AVERAGE UNIT SIZE (Including required Egress and Support Spaces)	1,437				
PRELIMINARY UNIT COUNT TABLE					
	GROUP LIVING UNIT	STUDIO	1-BR	2-BR	TOTAL
LEVEL 5		4	5	8	17
LEVEL 4		10	12		22
LEVEL 3		14	18		32
LEVEL 2	1				1
PARKING					0
TOTAL	1	28	35	8	72
	1%	39%	49%	11%	100%
PRELIMINARY FLOOR AREA TABLE					
	RESIDENTIAL AREA	PARKING / MEP	TOTAL		
LEVEL 5	20,190		20,190		
LEVEL 4	23,938		23,938		
LEVEL 3	27,647		27,647		
LEVEL 2	28,671		28,671		
PARKING	3,039	28,349	31,388		
TOTAL	103,485	28,349	131,834		
PARKING					
	GARAGE	OUTDOOR	TOTAL		
PROVIDED PARKING	49	10	59		
PRELIMINARY DENSITY BONUS WAIVERS*					
	WOULD PHYSICALLY PRECLUDE THE ALLOWABLE DENSITY?	QUALIFIES FOR WAIVER			
SLOPE STANDARDS	YES	YES, SEE CALCULATIONS			
POCKET NEIGHBORHOOD STANDARDS	YES	YES, SEE CALCULATIONS			
TERRACE COURTYARD STANDARDS	YES	YES, SEE CALCULATIONS			
T4 CORE NEIGHBORHOOD.MEDIUM STANDARDS	YES	YES, SEE CALCULATIONS			
SLOPE STANDARD - LOT COVERAGE OF 10%	YES	YES, SEE CALCULATIONS			
3.5 STORY HEIGHT LIMIT	YES	YES, SEE CALCULATIONS			
* NOTE: AS AN SB330 PRE-APPLICATION, THIS IS A PRELIMINARY LIST OF WAIVERS AND MAY BE ADJUSTED FOR THE FULL FORMAL SUBMITTAL					
PRELIMINARY ZONING COMPLIANCE **					
	BASE STANDARD	PROPOSED	COMPLIANCE		
HEIGHT FEET	45'		COMPLIES		
HEIGHT STORIES	3.5 STORIES (4-STORIES W/ DORMERS)	5 STORIES	COMPLIES W/WAIVER		
LOT COVERAGE	10%	18%	COMPLIES W/WAIVER		
* NOTE: AS AN SB330 PRE-APPLICATION, THIS IS A PRELIMINARY LIST OF ZONING COMPLIANCE AND MAY BE ADJUSTED FOR THE FULL FORMAL SUBMITTAL					

1 PRELIMINARY PROJECT DATA AND ZONING COMPLIANCE TABLES

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SPIRIT LIVING GROUP SENIOR HOUSING

55 Thomas Drive,
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PROJECT DATA

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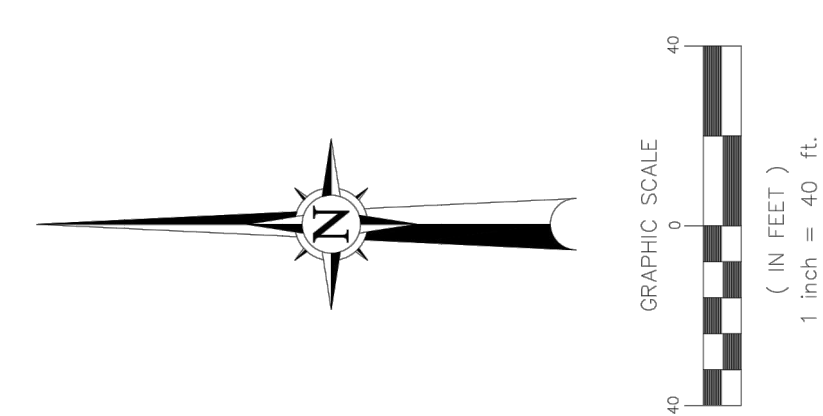
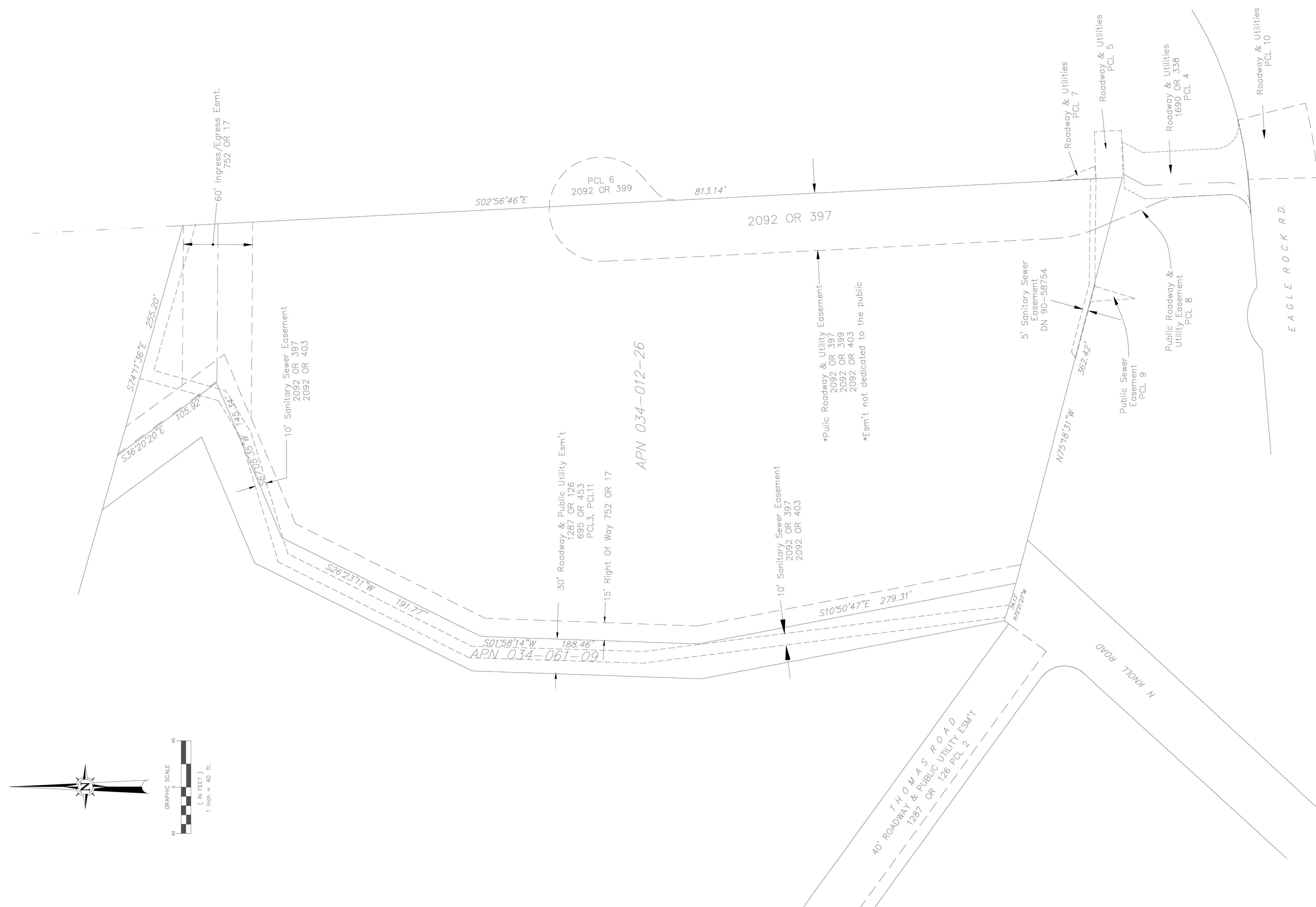
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SURVEY

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5' SANITARY
SEWER
EASEMENT
DN 90-58754

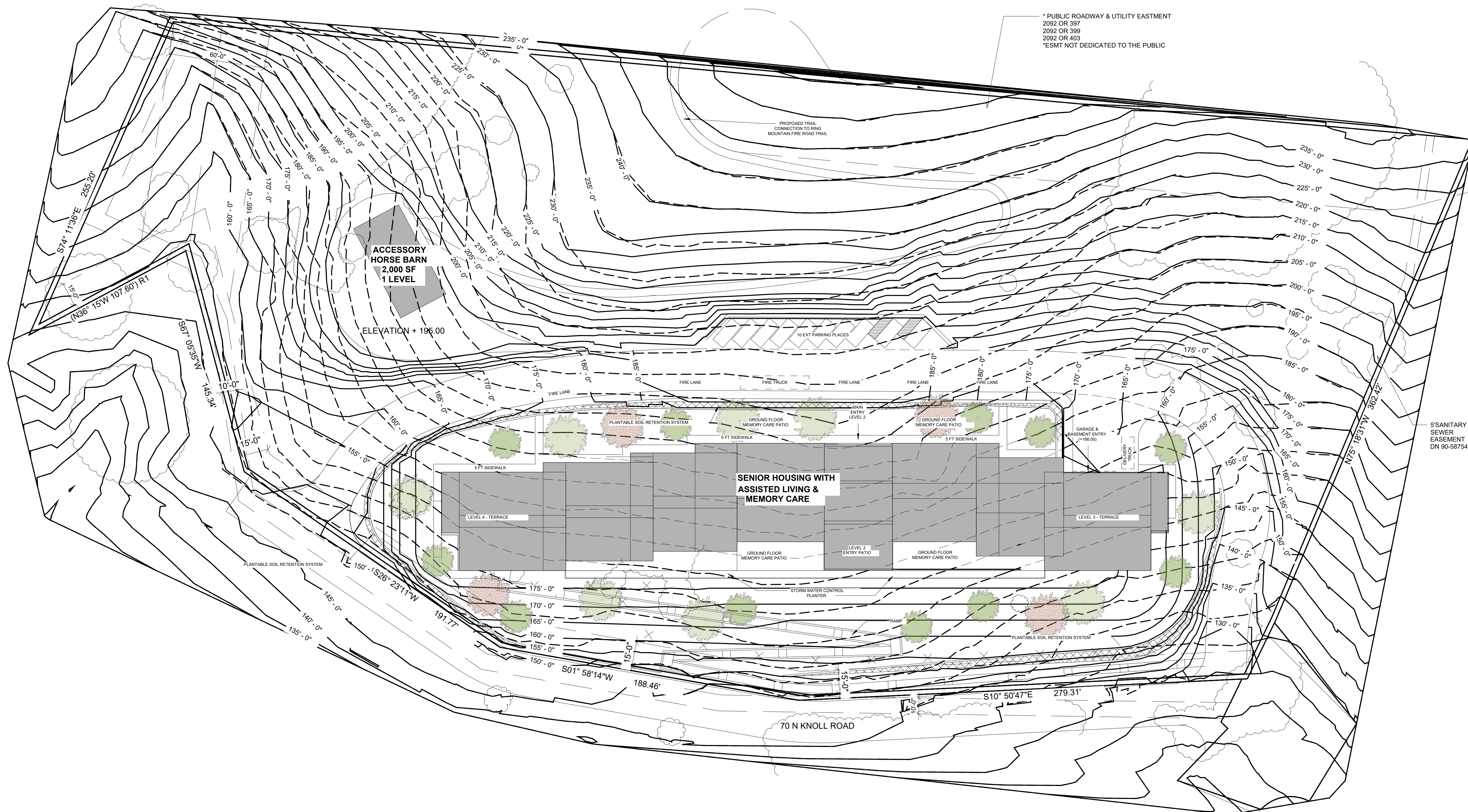
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SITE PLAN

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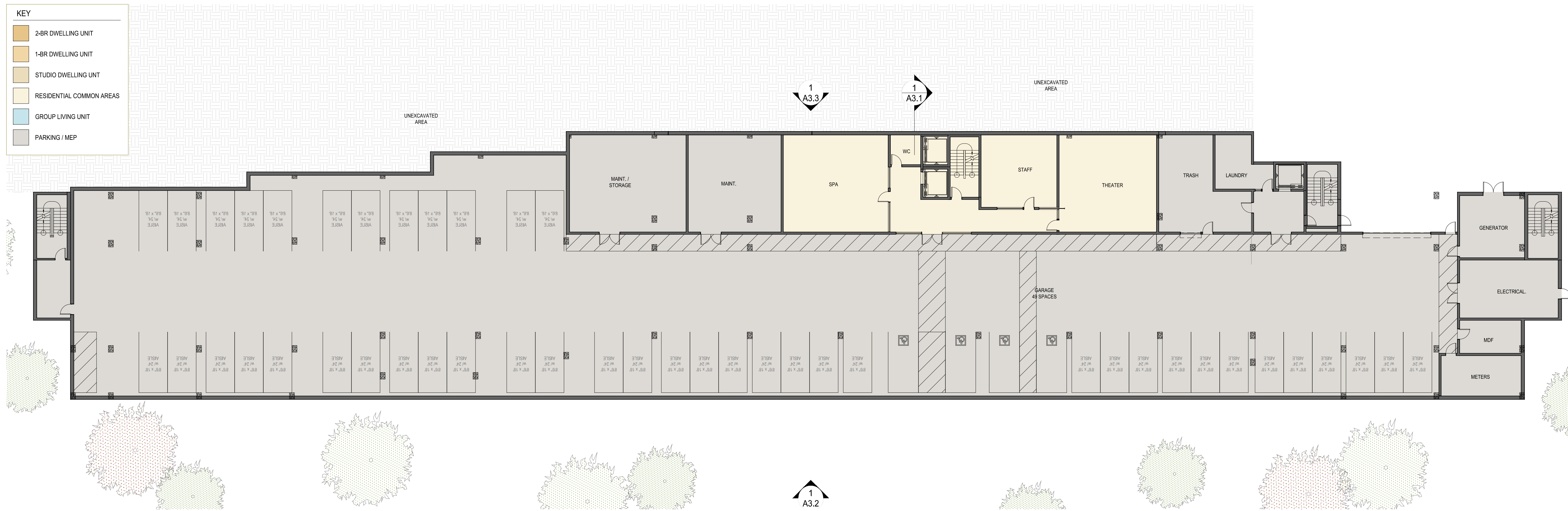
SPIRIT LIVING GROUP SENIOR HOUSING

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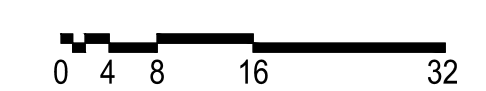
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2 PLAN AT LEVEL 2
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17



1 PLAN AT PARKING LEVEL
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17



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FLOOR PLANS

A2.1

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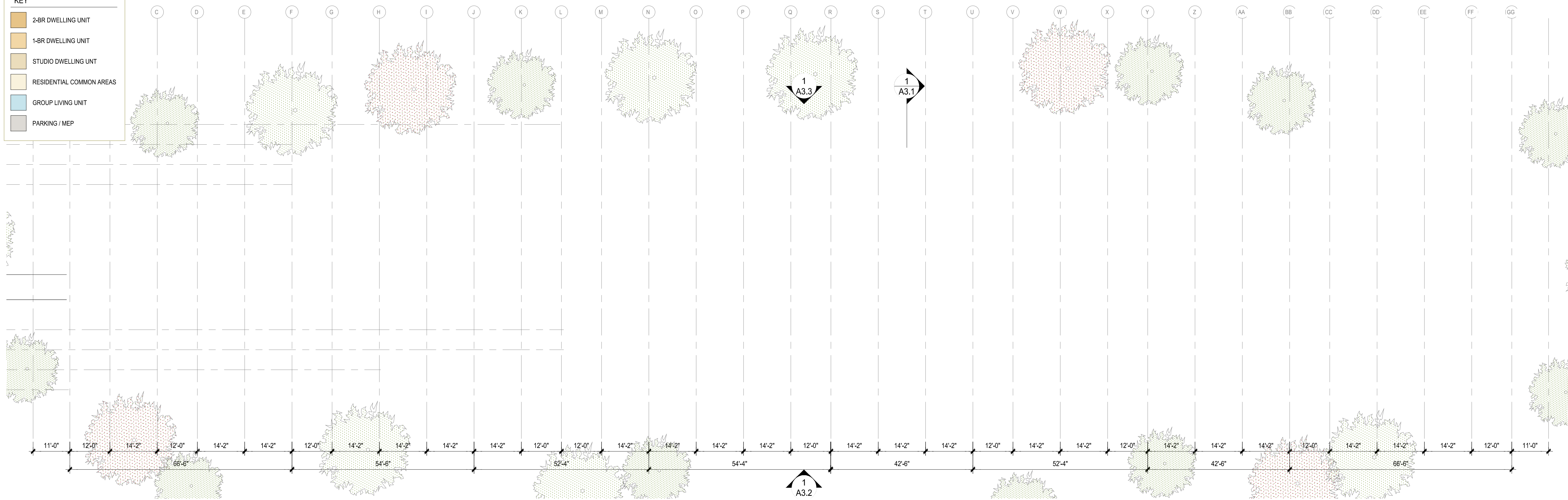
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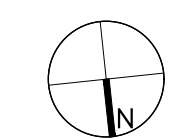
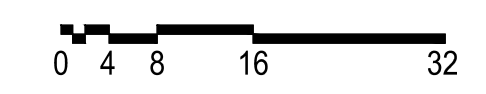
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KEY

- 2-BR DWELLING UNIT
- 1-BR DWELLING UNIT
- STUDIO DWELLING UNIT
- RESIDENTIAL COMMON AREAS
- GROUP LIVING UNIT
- PARKING / MEP



2 PLAN AT ROOF LEVEL
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17

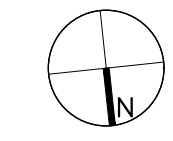


KEY

- 2-BR DWELLING UNIT
- 1-BR DWELLING UNIT
- STUDIO DWELLING UNIT
- RESIDENTIAL COMMON AREAS
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- PARKING / MEP



1 PLAN AT LEVEL 5
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17



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SHEET:
FLOOR PLANS

A2.3

**SPIRIT LIVING
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Height

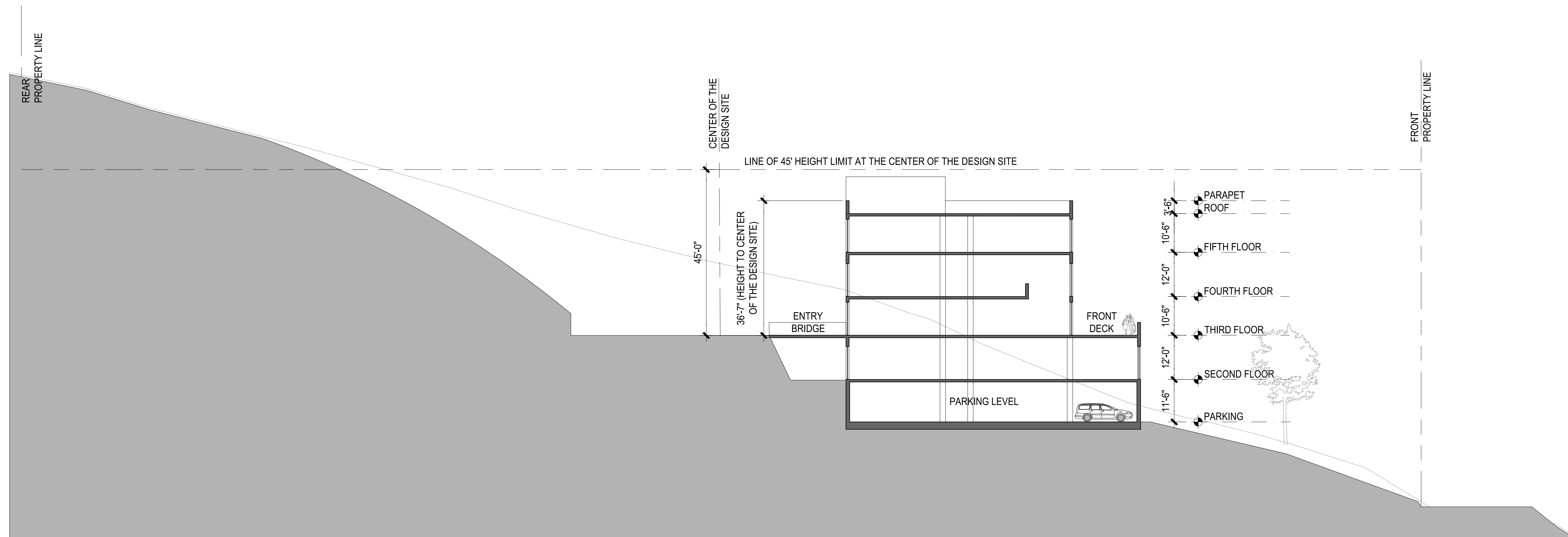
- Height, Number of Stories.** The number of stories in a structure allowed above adjacent finished grade. See "Stories."
- Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above. See Subsection 10.030.3.A.(6) for measurement method.
- Height, Highest Eave/parapet.** The vertical distance between adjacent finished grade and the highest eave or parapet of the building. See Subsection 10.030.3.A.(6) for measurement method.

Height, Above Grade. See Section 22.20.060 (Height Measurement and Height Limit Exceptions).

Height Measurement on a Sloping Design Site. This is addressed in Subsection 10.030.1.B.(4).

(4) **Sloping Design Site Height.** Design sites with slopes of six percent or more shall measure the maximum height of structures as set forth in the zone and measured vertically from ground level at the front setback line, or if no setback is required, at the center of the design site.

2 ODS HEIGHT MEASUREMENT REQUIREMENTS



1 BUILDING SECTION
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17

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**BUILDING
SECTION**

A3.1

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2 NORTH ELEVATION
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17



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1 EAST ELEVATION
1/16"=1'-0" @ 24x36 1/32"=1'-0" @ 11x17



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ELEVATIONS

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PERSPECTIVE
VIEW

A3.4

1 PRELIMINARY PERSPECTIVE VIEW

NOTE: PRELIMINARY PRE-APPLICATION PERSPECTIVE VIEW. DETAILS OF COMPLIANCE WITH OBJECTIVE DESIGN ARCHITECTURAL STANDARDS TO BE PROVIDED WITH FULL FORMAL APPLICATION SUBMITTAL.