

# STRAWBERRY DESIGN REVIEW BOARD

118 E. Strawberry Drive, Mill Valley, CA 94941

## Meeting Agenda

Monday, June 5, 2023, 7:00 pm

### Strawberry Rec Center Meeting Room – First Floor

7:00 PM: CALL TO ORDER

1. Open time for public comments.
2. Approval of Minutes from previous meetings.
3. Review of Panahi Variance and Design Review at 153 Richardson Drive, Mill Valley

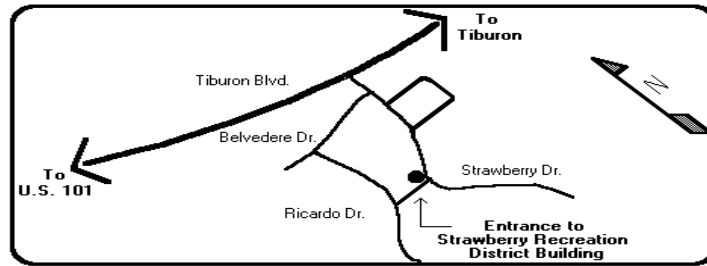
**Project Description:** The applicant is requesting Variance, Design Review and an Accessory Dwelling Unit (ADU) permit approval to construct a new 478 square foot attached garage, a new 49 square foot addition and a conversion of the existing 528 square foot garage on the first floor, a new 282.5 square foot addition and new decks on the second floor, a new 1,483 square foot third floor addition with decks, on a lot developed with a single-family dwelling in Mill Valley. The proposed addition, in combination with the existing 1,813 square feet of floor area floor area, would result in a floor area ratio of 40 percent on the 10,290 square foot lot. The proposed building would reach a maximum height of 35 feet, 6 ½ inches above surrounding grade.

The exterior walls would have the following setbacks: 15 feet, eight inches from the western front property line; 17 feet, 11 inches from the eastern front property lines; 15 feet, 11 inches from the northern side property line; and 93 feet, seven inches from the southern front property line. Various site improvements would also be entailed in the proposed development, including a driveway, new landscaping various general site improvements to accommodate the proposed project.

Variance approval is required pursuant to Marin County Code Section 22.54.020 because the project entails constructing additions that would exceed the maximum allowable FAR of 30 percent. Design Review approval is required pursuant to Section 22.42.020.D because the amount of proposed demolition of the existing residence would return this property a vacant lot and the building site is substandard per the slope regulations (in compliance with Section 22.82.050 Hillside Subdivision Standards). Additionally, Design Review approval is required pursuant to Section 22.20.060.E.2 because a dwelling in a R1 (Residential Single-Family) zoning district may be increased in height without Variance approval by a maximum of 10 feet when side setbacks of 15 feet or greater are provided, subject to the regulations of Chapter 22.42 (Design Review).

4. General Board Business Discussion: Communications and Future Agenda Items

**NOTE: SDRB will be meeting once again in person at:  
Strawberry Recreation Center Meeting Room – First Floor  
118 E. Strawberry Drive, Mill Valley, CA 94941**



**Strawberry Design Review Board (SDRB)**

also via ZOOM direct link

<https://us02web.zoom.us/j/85608061105?pwd=SUFmWkVSSGxlbHZBWTNBUnIyaVRPZz09>

---see webpage for more ZOOM and other accommodation information---

<https://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/drb/strawberry-drb>

**NOTICE** The **Strawberry Design Review Board** meets on the 1st and 3rd Mondays at 7:00PM in the Strawberry Rec Center building first floor. The Board reviews and makes recommendations to the County on projects covered by the Strawberry Community Plan. Recommendations are advisory only. Public notices, email notifications are online at: <http://www.marincounty.org/depts/cd/divisions/planning/boards-commissions-and-public-hearings/drb/strawberry-drb>